CITRUS COUNTY

IN THE CIRCUIT COURT, IN AND FOR CITRUS COUNTY, FLORIDA

CASE NO.: 2025 CA 000119 A

JASONPREET S RANDHAWA,
Plaintiff,

vs.

CURTIS GRAHAM, JR., KENNETH L. GRAHAM, and all others claiming by, through and under KENNETH L. GRAHAM, LOUVENIA PALMER, DOROTHY PALMER, deceased and all others claiming by, through and under DOROTHY PALMER, deceased, KAREN PALMER SCOTT, JEROME PALMER JR., KIMBERLY REVERON, deceased and all others claiming by, through and under KIMBERLY REVERON, deceased, JASON MCMILLAN, JOVAN REVERON, RAISHAYNA BRANDICE MCCLEASE, TODD TURANO, and all others claiming by, through and under TODD TURANO and WILMA B. BENEFIELD, deceased and all others claiming by, through and under WILMA B. BENEFIELD, deceased,
Defendant.

NOTICE OF ACTION

TO: CURTIS GRAHAM, JR., and all others claiming by, through and under CURTIS GRAHAM, JR., KENNETH L. GRAHAM, and all others claiming by, through and under KENNETH L. GRAHAM, DOROTHY PALMER, deceased and all others claiming by, through and under DOROTHY PALMER, deceased, KIMBERLY REVERON, deceased and all others claiming by, through and under KIMBERLY REVERON, deceased, JOVAN REVERON, and all others claiming by, through and under JOVAN REVERON, TODD TURANO, and all others claiming by, through and under TODD TURANO and WILMA B. BENEFIELD, deceased and all others claiming by, through and under WILMA B. BENEFIELD, deceased

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

Parcel 1:

Lot 18, Block 78, Beverly Hills Unit Number Five, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 2 through 5, inclusive, of the Public Records of Citrus County, Florida. a/k/a 104 S Monroe St, Beverly Hills, FL 34465 (“Parcel 1”).

Parcel 2:

Lot 1, Block 20, Homosassa Hills Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 128 through 130, inclusive, of the Public Records of Citrus County, Florida. a/k/a 6445 S Frankfurter Way, Homosassa, FL 34446 (“Parcel 2”).

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. D. Manzo, of Manzo & Associates, P.A., Plaintiff’s attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, within 30 days from first publication date, and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

DATED this 22nd day of May 2025.

Clerk of the Circuit Court

By: s/ Hanora N. Cassels
As Deputy Clerk

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CA 000228 A
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
HEATHER BROSTROM ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 17th day of April, 2025, and entered in Case No. 2024 CA 000228 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and HEATHER BROSTROM, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A JOSH MULLINS, KELLY BROSTROM, SR. AND UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus.realforeclose.com at 10:00 A.M. on the 17th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 5, BLOCK 44, CITRUS SPRINGS UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 89 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS 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 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: Carl Hall at (352) 527-7600.
Dated this 20th day of May, 2025.
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

CITRUS COUNTY

ESERVICE@MGS-LEGAL.COM
11080-1014409

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000153 A
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY DEL
BARKER A/K/A JEFFREY D. BARKER A/K/A
JEFFREY BARKER, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Joseph Barker
Last Known Address: 1911 Alfred Blvd Navarre, FL 32566
Current Residence: UNKNOWN
TO: Joseph Barker
Last Known Address: 8351 Woodgrove Drive, Washington Township, OH 45458
Current Residence: UNKNOWN
To: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Jeffrey Del Barker A/K/A Jeffrey D. Barker A/K/A Jeffrey Barker
Last Known Address: 4391 N Lake Vista Trail Hernando, FL 34442
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 32, Block G, ARBOR LAKES, UNIT II, according to the Plat thereof, recorded in Plat Book 16, Page(s) 99, of
the Public
Records of Citrus 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 within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the
original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise
a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs 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: (352) 341-6700.
WITNESS my hand and the seal of this Court this 22ND day of MAY , 2025.
TRACI PERRY
As Clerk of Court
By: Idauela Caslelz
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1014608

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

CASE NO: 2025 CA 000294 A

JEFFREY AND MITZIE NOLEN,
Plaintiff,

v.

ENRIQUE MOURET BENAVIDES; ENRIQUE MOURET VASQUEZ; MAGDALENA BENAVIDES DE MOURET; MAGDELENA MOURET DE FIGALGO; YVONNE MOURET DE ORDIOZOLA; and RENEE MOURET BENAVIDES,
Defendants.

NOTICE OF ACTION

TO: ENRIQUE MOURET BENAVIDES
12101 W DEODAR ST
CRYSTAL RIVER, FL 34428

ENRIQUE MOURET VASQUEZ
12101 W DEODAR ST
CRYSTAL RIVER, FL 34428

MAGDALENA BENAVIDES DE MOURET
12101 W DEODAR ST
CRYSTAL RIVER, FL 34428

MAGDELENA MOURET DE FIGALGO
12101 W DEODAR ST
CRYSTAL RIVER, FL 34428

YVONNE MOURET DE ORDIOZOLA
12101 W DEODAR ST
CRYSTAL RIVER, FL 34428

RENEE MOURET BENAVIDES
12101 W DEODAR ST
CRYSTAL RIVER, FL 34428

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:

CRYSTAL MANOR UNIT 3 LOT 18 BLK 163 DESCR IN O R BK 579 PG 524.

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 Avenue, 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 16th day of May, 2025.

Clerk of the Circuit Court

By: s/ Hanora N. Cassels
As Deputy Clerk

5/23-6/13/25LG 4T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000378 A

CITRUS COUNTY

IN RE: ESTATE OF
CLAIRE HULIT AKA CLAIRE C. HULIT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Claire Hulit aka Claire C. Hulit, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 120 N Montgomery Ave, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 5/23/2025.

Personal Representative:
Richard T. Hulit
71 Maple Lane
Mt. Arlington, New Jersey 07856

Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com

5/23-5/30/25LG 2T

HERNANDO COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA
J.P. MORGAN MORTGAGE ACQUISITION CORP.,
Plaintiff,
vs.
MARGARET TRIANO; et al.,
Defendants. Case No: 2024-CA-000380
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant to the Order on Plaintiff’s Motion to Cancel and Reschedule Foreclosure Sale dated April 21, 2025, and entered in Case No. 2024-CA-000380 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida wherein J.P. MORGAN MORTGAGE ACQUISITION CORP., is the Plaintiff and MARGARET TRIANO; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, are Defendants, Doug Chorvat, Jr., Hernando County Clerk of Courts will sell to the highest and best bidder for cash at Outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 N. Main Street, Brooksville, FL 34601 at 11:00 A.M. on June 10, 2025 the following described property set forth in said Final Judgment, to wit:
LOT 1 BLOCK 459, SPRING HILL UNIT 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 27-37, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
Commonly known as: 2090 Carson Ave., Spring Hill, FL 34608
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 May 16, 2025.
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs 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
11080-1014193

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 CP 458

IN RE: ESTATE OF
LYNN MARIE CRESPO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LYNN MARIE CRESPO, deceased, whose date of death was November 7, 2024, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 20 N. Main St., 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 23, 2025.

Personal Representative:
s/Carlos Crespo
Carlos Crespo
c/o John Cullum, Esq.
26843 Tanic Dr. #102
Wesley Chapel FL 33544

Attorney for Personal Representative:
s/John Cullum
John Cullum, Esq.
26843 Tanic Dr. #102
Wesley Chapel FL 33544
jcullum1207@gmail.com
Florida Bar No. 693766
Telephone: 813-997-9025

5/23-5/30/25 2T

HILLSBOROUGH PASCO PINELLAS POLK COUNTIES

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
UNIFIED FAMILY LAW DIVISION
CASE NO.: 25-DR-007045
DIVISION: R

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS for the Proposed Adoption of a Minor Child, AND IN THE MATTER OF THE ADOPTION BY RELATIVES OF Esther Elizabeth Cline, a Minor Child.

JOINT VERIFIED PETITION FOR TERMINATION OF PARENTAL RIGHTS AND ADOPTION BY RELATIVES

Petitioners, Clinton E. Cline and Cindy M. Cline, husband and wife, (“Petitioners”) being sworn, file this Verified Petition for Termination of Parental Rights and Adoption By Relatives of the above-named minor child, by and through their undersigned attorney, stating:

1. This is an action for termination of parental rights based on abandonment of the parents and adoption of the minor child by her maternal grandparents.

CHILD’S STATUS

2. The minor female child Petitioners desire to adopt is their maternal granddaughter, currently known as Esther J. Peters, whose date of birth is June 29, 2010. A Copy of the Child’s birth certificate will be submitted, when received, as Exhibit “A”.

3. The Clines wish to adopt Esther because they love her, they would like to legally establish the parent-child relationships already existing between them, and they believe they have been ordained by God to be her parents. The Clines are willing and able to continue to provide for her mental, physical, spiritual, emotional, and financial well-being as they have been doing on and off since she was born and full-time since she was eight (8) years of age. The child is now fourteen (14) years of age and has lived with the Petitioners since she was eight.

4. A completed Uniform Child Custody Jurisdiction and Enforcement Act (UCCJEA) Affidavit, Florida Supreme Court Approved Family Law Form 12.902(d), is flied with this Petition and attached hereto as Exhibit “B”.

5. An order granting the Petitioners Temporary Custody of this child was entered in this consolidated case, consolidated with Case Number 21-DR-007127, on June 22, 2023, designating the Clines as the temporary legal guardians of their grandchild. The temporary order should be terminated upon the entry of the Final Judgment of Adoption in this case.

GROUNDS FOR TERMINATION OF

HILLSBOROUGH COUNTY

PARENTS’ RIGHTS

6. Prior to the entry of the Temporary Custody Order, and at all times since the entry of that order, the child’s biological parents have each abandoned the child as that term is defined in §63.032(1) and §63.062, and their consents should be waived.

7. The consent of the birth mother, Camber Angelica Cline aka Camber Naugler alkla Rose Naugler, should be waived and her parental rights should be terminated pursuant to §63.064(1), Florida Statutes, because she has abandoned the child pursuant to §§63.089(3)(e), and 63.089(4), Florida Statutes, to wit:

a) her actions demonstrate a willful disregard for the safety or welfare of the child;

b) she has failed, while being employed, to provide any financial support for the child, including being found in willful contempt of a 2015 Tenth Judicial Circuit Court order (“2015 Order”) and remaining in willful contempt of that Order directing her to pay monthly child support, of which this Court has taken judicial notice in its Order Granting Temporary Custody of Minor Child to Relatives entered on June 22, 2023;

c) the amount of support ordered is presumed to be appropriate, taking into consideration the needs of the child and relative means and resources available to the mother and she has failed to provide any support for the child;

d) she has failed to provide any medical treatment or dental care for the child;

e) she has failed to maintain any parental relationship with the child for approximately ten (10) years when her timesharing with the child was suspended by the same 2015 Order;

t) in the past ten (10) years she has failed to make any reasonable effort to resume her visitation with the child by taking the necessary actions to participate in counseling to persuade the child’s mental health counselor to recommend a resumption of her time sharing as ordered by the Court in the 2015 Order;

g) she has made little or no effort to appropriately communicate with the child in keeping with the 2015 Order in effect at least since the child was eight (8) years of age;

f) accordingly, she has made little or no effort to provide support for, or communicate with, the child, which constitutes only marginal efforts at best, evincing an intent to reject parental responsibilities; and

g) clearly and convincingly the mother’s actions do not evince a settled purpose to assume any, much less all, parental duties, and, thus, meet the statutory definition of abandonment.

8. The consent of the birth father, Joseph C. Peters, should be waived and his parental rights should be terminated pursuant to §63.064(l), Florida Statutes, because he has abandoned the child pursuant to §§63.089(3)(e) and 63.089(4), Florida Statutes, to wit:

a) his actions demonstrate a willful disregard for the safety or welfare of the child;

b) he has been employed all or most of the past six (6) years yet has provided no financial support to the child;

c) he has paid for no medical treatment or dental care for the child;

d) the total lack of support provided or medical expenses or dental expenses is totally inappropriate taking into consideration the needs of the child and relative means and resources of the father;

e) he has made little or no effort to communicate with the child since the child was ten (10) years of age and has lived with her maternal grandparents;

f) accordingly, he has made little or no effort to support or communicate with the child, which constitutes only marginal efforts at best, evincing an intent to reject all parental responsibilities;

g) clearly and convincingly the father’s actions do not evince a settled purpose to assume any, much less all, parental duties and, thus, meet the statutory definition of abandonment.

ADOPTION PLEADINGS

9. Mr. Clines’s date of birth is, March 8. 1951 , and he is Seventy-three (73) years old. Mrs. Clines’s date of birth is November 8, 1955, and she is Sixty-nine (69) years old. They reside at 4320 Strauss Road, Plant City, Florida 33565-3728. The Clines have been Florida residents most of their adult lives.

10. Petitioners were married on October 19, 1984, in Tampa, Florida. This is the first marriage for Mrs. Cline and the second for Mr. Cline. The Cline’s are the adoptive parents of Esther’s mother, who they adopted from foster care when she was fifteen (15) months of age.

11. The minor child owns no real property and no personal property of note.

12. Pursuant to §63.092(3), Florida Statutes, a home study is not required and pursuant to §63.125, Florida Statutes, a final home investigation is not required because the Petitioners are within the third degree of consanguinity to the child.

13. Consent by the adoptee is required pursuant to Section 63.063(1) (c), Florida Statutes, because she has attained the age of twelve (12). Pursuant to §63.062 (e) her consent is attached hereto as Exhibit “C”.

14. Petitioners have provided the sole support for the child for the past seven or more years and are willing and able to continue to provide for her financial, spiritual, emotional, and physical support at least until she attains the age of majority.

15. Petitioners hereby certify pursuant to §63.0425, Florida Statutes, that the child has lived with them for the 24-month period immediately preceding the filing of this petition and no other grandparent has the statutory right to notice of the hearing on this petition.

16. This Petition has been filed in good faith and in the best interests of the child as the over-arching consideration.

WHEREFORE, the Petitioners, Cindy M. Cline and Clinton E. Cline, respectfully request this honorable Court to:

(Continued on next page)

HILLSBOROUGH COUNTY

a) enter a Final Judgment, terminating the parental rights of the mother Camber Angelica Cline, aka Camber Naugler, aka Rose Naugler and the father Joseph C. Peters and:

b) approving the Clines' adoption of Esther 1. Peters declaring her to be the child of Petitioners, as if she had been born to them in wedlock and establishing them legally as their heir;

c) changing the adoptee's name to Esther Elizabeth Cline;

d) directing the Hillsborough County Clerk of Court and the Office of Vital Statistics, Florida Department of Health to perform such duties as are required for them to produce a new birth certificate accurately reflecting the effect of this Final Judgment; and

e) entering any other such order as is necessary or suitable in this case.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this petition and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

VERIFIED BY:

CLINTON E. CLINE, Prospective Adoptive Father
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State of Florida in the County of Hillsborough to take acknowledgements, personally appeared Clinton E. Cline, who is personally known to me and who, after affirming the truth to the best of his knowledge of the information set forth herein, executed before me the foregoing Verified Petition for Adoption by Relatives on February 7th, 2025.

I understand that I am swearing or affirming under oath to the truthfulness ofthe claims made in this petition and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

FURTHER VERIFIED BY:

CINDY M. CLINE, Prospective Adoptive Mother
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State of Florida in the County of Hillsborough to take acknowledgements, personally appeared Cindy M. Cline, personally known to me, and who, after affirming the truth to the best of her knowledge of the information set forth herein, executed before me the foregoing Verified Petition for Adoption by Relatives on February 7th, 2025.

Respectfully submitted,

LEENETTA BLANTON CARDEN, P.A.
LEENETTA BLANTON CARDEN, ESQUIRE
Board Certified Adoption Attorney
Florida Bar Number: 0885584
3300 Henderson Boulevard, Suite 201
Tampa, Florida 33609
(813) 876-3600
Email: lee @leecardenlaw.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this Verified Petition for Adoption By Relatives by e-mail delivery to the Petitioners, Cindy and Clinton Cline on the 7th day of February, 2025.

LEENETTA BLANTON CARDEN, ESQUIRE
LEENETTA BLANTON CARDEN, P.A.
Florida Bar Number: 0885584

5/30-6/20/25LG 4T

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

CASE NO.: 25-DR-007045
DIVISION: R

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD, AND IN THE MATTER OF THE ADOPTION BY RELATIVES OF ESTHER ELIZABETH CLINE, A MINOR CHILD.

SUMMONS

TO: Joseph C. Peters
5176 Sunridge Palms Drive
Temple Terrace, FL 33617

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached petition with the clerk of this circuit court, located at 800 East Twiggs, Tampa, Florida 33602.

A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.

If you do not file your written response on time, you may lose the case, and your parental rights may be terminated thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book or online).

If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response to the party serving this summons at the email address listed below:

Leenetta Blanton Carden, Esquire
Leenetta Blanton Carden, P.A.
3300 Henderson Boulevard, Suite 201
Tampa, Florida 33609
Email: lee@leecardenlaw.com

If the party serving summons has designated email addresse(es) for service or is represented by an attorney, you may designate email addresse(es) for service by or on you. Service must be in accordance with Florida Rules of General Practice and Judicial Administration 2.516. 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. Florida Family Law Rules of Procedure Form 12.910(a), Summons: Personal Service on an Individual (10/21) 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 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.

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 within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twiggs Street, Room 604. Tampa, Florida 33602. If you are hearing impaired or voice impaired, call TDD 1-800-955-8771.

Dated May 27, 2025

Victor D. Crist
As Clerk of the Court

By: s/ Mirian Roman-Perez
As Deputy Clerk of the Court

5/30-6/20/25LG 4T

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

Case No: 25-DR-007045
Division: R

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD, AND IN THE MATTER OF THE ADOPTION BY RELATIVES OF Esther Elizabeth Cline aka Peters, A MINOR CHILD.

NOTICE OF HEARING IN THE MATTER OF THE PETITION FOR TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD AND IN THE MATTER OF THE ADOPTION BY RELATIVES

NOTICE IS HEREBY GIVEN that this matter will be called for hearing before The Honorable Cory L. Chandler on June 24, 2025, Court Room 2, Hillsborough County Courthouse in Plant City, 302 N. Michigan Avenue, Plant City, Florida 33563-3410, at 10:15 a. m., or as soon thereafter as it may be heard. The court has reserved 15 minutes for this hearing.

UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT OR TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT MAY END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE CHILD.

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 within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twiggs Street, Room 604, Tampa, Florida 33602. If you are hearing impaired or voice impaired, call TDD 1-800-955- 8771.

Dated May 28, 2025

Respectfully submitted,

/s/ Leenetta Blanton Carden
LEENETTA BLANTON CARDEN, P.A.
Florida Bar No.: 885584
3300 Henderson Boulevard, Suite 201
Tampa, Florida 33609
Office: (813) 876-3600
Cell Phone: (813) 299-1512
Email: lee@leecardenlaw.com

5/30-6/20/25LG 4T

HILLSBOROUGH COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

MERCEDES SPORTS BAR

Owner: Mercedes Liquor Store, LLC, a Florida Limited Liability Company
4201 W Waters Avenue
Tampa, FL 33614

5/30/25LG 1T

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

Case No.: 25 006916
Division: A-P

FRANCISCO DE LA CRUZ MARTINEZ,
Petitioner,

and

MARGARITA CONCEPTION FLORES MARTINEZ,
Respondent.

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

TO: MARGARITA CONCEPTION FLORES MARTINEZ
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 FRANCISCO DE LA CRUZ MARTINEZ, whose address is 209 Bywater Dr, Tampa, FL 33615 on or before 6/27/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARING
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 **6/25/2025** 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-24-0000444
NAME OF VIOLATOR: DANIELA PEREZ
LOCATION OF VIOLATION: 4212 E 97TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 27 TO 30 INCL BLOCK 101
FOLIO: 142093.0000

CASE NO: COD-24-0000518
NAME OF VIOLATOR: PLC LLC
LOCATION OF VIOLATION: 4324 W GREEN ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: FOREST HEIGHTS W 50 FT OF N 100 FT OF LOT 1
FOLIO: 111545.0000

CASE NO: COD-24-0003047
NAME OF VIOLATOR: MATTHEW JAMES AND SALLEY BARNES ROE
LOCATION OF VIOLATION: 4201 W SEVILLA ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT LOT 24 BLOCK 48
FOLIO: 124506.0100

CASE NO: COD-24-0003214
NAME OF VIOLATOR: PURE REAL BUILDS LLC
LOCATION OF VIOLATION: 2135 W SAINT CONRAD ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT 23 BLOCK 14
FOLIO: 177597.0000

CASE NO: COD-24-0001032
NAME OF VIOLATOR: YOEL ALVAREZ G
LOCATION OF VIOLATION: 1911 E BOUGAINVILLEA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
FOLIO: 144856.0000

CASE NO: COD-24-0001086
NAME OF VIOLATOR: ALFREDO ALVAREZ
LOCATION OF VIOLATION: 4109 W COMANCHE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: W 110 FT OF E 880 FT OF S 111 FT OF N 666 FT OF SE 1/4 OF SW 1/4
FOLIO: 102845.0000

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

5/30-6/20/25LG 4T

HILLSBOROUGH COUNTY

Dated May 22, 2025

Victor Crist
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001736
Division B

IN RE: ESTATE OF
HEIDEROSE GARRISON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HEIDEROSE GARRISON, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is PO 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 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.

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
/s/ EMMA HEMNESS
309 N. Parsons Ave.
Brandon, FL 33510

Attorney for Personal Representative:
/s/ Emma Hemness
HEMNESS FALLER ELDER LAW
Emma Hemness, Esq.
Florida Bar # 56960
309 N. Parsons Ave.
Brandon, FL 33510
(813) 661-5297
(813) 689-8725 fax
service@hemnesslaw.com
probate@hemnesslaw.com

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 24-CP-004021

IN RE: ESTATE OF
CAROLYN BRYANT,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Carolyn Bryant, deceased, whose date of death was June 1, 2023, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The first date of publication is May 30, 2025.

Personal Representative:
Chenard Bryant
10833 Rockledge View Drive
Riverview, Florida 33579

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Email Address:
marley@zoeckleinlawpa.com

HILLSBOROUGH COUNTY

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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001707

IN RE: ESTATE OF
MARY LORAINE MORTELLARO
Decedent

NOTICE TO CREDITORS

The administration of the estate of MARY LORAINE MORTELLARO, deceased, whose date of death was March 5, 2025; File Number 25-CP-001707, 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 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 May 30, 2025.

Personal Representative:
DARLENE KIM LESKO
2904 West North Street
Tampa, FL 33614

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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-001710
DIVISION: A

IN RE: THE ESTATE OF:
MARILYN PETYOVSZKI,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARILYN PETYOVSZKI, deceased, whose date of death was April 1, 2025, and whose Social Security Number is xxx-xx-5516, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court **WITHIN 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 the estate of the decedent 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 May 30, 2025.

Personal Representative:
FRANK PETYOVSZKI
4016 North Falkenburg Road
Tampa, FL 33610

Attorney for Personal Representative:
RACHEL L. GRIFFIN, ESQUIRE
Griffin & Associates, P.A.
1430 Oakfield Drive
Brandon, FL 33511
(813) 681-2612
Fla. Bar No. 1002421
Primary email: service@egriffinlaw.com
Secondary email: rlg@egriffinlaw.com

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001685
Division B

IN RE: ESTATE OF

(Continued on next page)

HILLSBOROUGH COUNTY

OFELIA L. ABELLA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of OFELIA L. ABELLA, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Signed on this 27th day of May, 2025.

Personal Representative:
/s/ SIMON M. CANASI
3107 Lake Ellen Drive
Tampa, Florida 33618

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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

HILLSBOROUGH COUNTY

PROBATE DIVISION
File No.: 25-CP-001367
Division: A

IN RE: ESTATE OF
RICHARD PADILLA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Padilla, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
/s/ David Padilla
528 Montana Street
Brentwood, California 94513

Attorney for Personal Representative:
/s/ Rory B. Weiner, Esq.
Florida Bar Number: 0252300
Rory B Weiner PA
635 W Lumsden Road
Brandon, Florida 33511
Telephone: (813) 681-3300

HILLSBOROUGH COUNTY

Fax: (813) 681-3391
E-Mail: rweiner@roryweiner.com
Secondary E-Mail:
jwallace@roryweiner.com

5/30-6/6/25LG 2T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has approved the application for Individual Environmental Resource Permit to serve a subdivision-residential project known as Truck Spot Ruskin.

The project is located in Hillsborough County, Section(s) 33 Township 32 South and Range 18 East.

The permit applicant is Truck Spot Properties (Ruskin), LLC

The permit number is 43047783.000

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

5/30/25LG 1T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has approved the application for Individual Environmental Resource Permit to serve a subdivision-residential project known as Knights Griffin.

The project is located in Hillsborough County, Section(s) 01 & 12 Township 28 South and Range 21 East.

The permit applicant is Knights Griffin, LLC

The permit number is 43047478.001

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by

HILLSBOROUGH COUNTY

any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

5/30/25LG 1T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has approved the application for Individual Environmental Resource Permit to serve a commercial project known as Calvary Church.

The project is located in Hillsborough County, Section(s) 26 Township 18 South and Range 19 East.

The permit applicant is Calvary Christian Center Assembly of God of Citrus County, Inc.

The permit number is 43048130.000

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

5/30/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

COLLINS ANALYTICS AND EVALUATION

Owner: Camryn Collins
5812 Berta Circle
Tampa, FL 33617

5/30/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

JP ROYAL PROPERTIES CORP

Owner: Javier Perez
7810 N 57th St
Tampa, FL 33617

5/30/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

UZII BROW STUDIO

Owner: Uzma Rahman
873 E. Bloomingdale Ave, Suite 1A
Brandon, FL 33511

5/30/25LG 1T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has approved the application for Individual Environmental Resource Permit to serve a subdivision - residential project known as Kingsway Road Subdivision.

The project is located in Hillsborough County, Section(s) 02 Township 29 South and Range 20 East.

The permit applicant is William Ryan Homes Florida, Inc.

The permit number is 43045415.001

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) Tampa Service Office, 7601 Highway 301 North, Tampa, Florida 33637-6759.

NOTICE OF RIGHTS

(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 **6/11/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000347
NAME OF VIOLATOR: ONE HOUR HOUSE SOLUTIONS LLC
LOCATION OF VIOLATION: 2601 E 25TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: CAMPOBELLO BLOCKS 31 TO 45 N 50 FT OF LOT 12 BLOCK 34
FOLIO: 187832.0050

CASE NO: COD-25-0000452
NAME OF VIOLATOR: JUDITH ANN FRANKLIN
LOCATION OF VIOLATION: 6228 S KELLY RD, TAMPA, FL
CODE SECTIONS: 19-233(a) 19-234
LEGAL DESCRIPTION: BAYHILL ESTATES LOT 2 BLOCK 4
FOLIO: 136121.0000

CASE NO: COD-25-0000600
NAME OF VIOLATOR: SYLVAN EDGAR PAUL
LOCATION OF VIOLATION: 3130 W NAPOLEON AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: TROPICAL PINES LOT 66 AND W 1/2 CLOSED ALLEY ABUTTING ON EAST
FOLIO: 136614.0000

CASE NO: COD-25-0000701
NAME OF VIOLATOR: MONTPELIER ASSETS LLC
LOCATION OF VIOLATION: 9503 N HYALEAH RD, TAMPA, FL
CODE SECTIONS: 19-231(1)g 19-231(3) 19-231(5)c 19-231(10) 19-231(13) 19-231(17)
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION LOTS 18 AND 19 BLOCK 15
FOLIO: 141814.0300

CASE NO: COD-25-0000737
NAME OF VIOLATOR: PALMETTO BEACH COMMUNITY ASSOCIATION
LOCATION OF VIOLATION: 308 S 22ND ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-233(a)
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 13 BLOCK 27
FOLIO: 190784.0000

CASE NO: COD-25-0000789
NAME OF VIOLATOR: LEWIS PIMIENTA
LOCATION OF VIOLATION: 2604 N 25TH ST, TAMPA, FL
CODE SECTIONS: 19-233(a) 19-234
LEGAL DESCRIPTION: SANDER'S AND CLAY'S ADDITION LOT BEG 40 FT S OF NW COR OF LOT 13 & RUN E 80 FT S 30 FT, W 47 FT N 14 FT W 33 FT & N 16 FT TO BEG BLOCK 2
FOLIO: 188818.0000

COD-25-0000809
NAME OF VIOLATOR: HELENE C MORBEL ET AL
LOCATION OF VIOLATION: 9602 BANYAN AVE, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-233(a) 19-234 19-238
LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 2 AND 3 BLOCK M
FOLIO: 144134.0000

CASE NO: COD-25-0000855
NAME OF VIOLATOR: JUDSON C MCMICHAEL
LOCATION OF VIOLATION: 6703 S FAUL ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: WESTPORT LOT 2 AND E 1/2 OF ALLEY ABUTTING THEREON BLOCK 47
FOLIO: 138250.0100

CASE NO: COD-25-0000885
NAME OF VIOLATOR: THEODORE JR AND BARBARA DAVIS
LOCATION OF VIOLATION: 4414 N 48TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: NORTHVIEW HILLS UNIT NO 2 LOT 17 BLOCK 4
FOLIO: 153953.0000

CASE NO: COD-25-0000939
NAME OF VIOLATOR: JAMES WILLSON
LOCATION OF VIOLATION: 2306 E 11TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(11) 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: BAKER'S ADDITION E 33 FT OF W 51 1/2 FT OF LOT 2 BLOCK 1
FOLIO: 188952.0000

CASE NO: COD-25-0001048
NAME OF VIOLATOR: AHPTPA 1 LLC
LOCATION OF VIOLATION: 7315 S OBRIEN ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOT 7 AND E 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 153
FOLIO: 138884.0000

COD-25-0001074
NAME OF VIOLATOR: LONNIE J WILLIAMS
LOCATION OF VIOLATION: 2201 E 4TH AVE, TAMPA, FL
CODE SECTIONS: 19-57 19-237(3)
LEGAL DESCRIPTION: TURMAN'S EAST YBOR W 1/2 OF LOT 6 AND LOT 7 BLOCK 29
FOLIO: 189366.0000

COD-25-0001292
NAME OF VIOLATOR: JENNIFER C MATTHEWS
LOCATION OF VIOLATION: 2609 E 20TH AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: GREENVILLE SUBDIVISION PLAT 3 PG 50 LOT 2 BLOCK 7
FOLIO: 188496.0000

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

CASE NO: COD-24-0000544
NAME OF VIOLATOR: ROY S WINSTON
LOCATION OF VIOLATION: 5024 S THE RIVIERA ST, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4
FOLIO: 113641.0000

CASE NO: COD-25-0000576
NAME OF VIOLATOR: BLANCO STONE AND TILE INC
LOCATION OF VIOLATION: 6916 S FITZGERALD ST, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4 27-284.2.5
LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOTS 9 AND 10 BLOCK 85
FOLIO: 138542.0000

CASE NO: COD-25-0000651
NAME OF VIOLATOR: JUNK REMOVAL COM INC
LOCATION OF VIOLATION: 1922 N 59TH ST, TAMPA, FL
CODE SECTIONS: 27-156 27-156 TABLE 4-1 27-326
LEGAL DESCRIPTION: DIXIE FARMS LOT BEG AT SE COR OF LOT 4 AND RUN W 170 FT, N 136 FT, E 170 FT AND S 136 FT TO BEG
FOLIO: 160004.0000

CASE NO: COD-25-0000658
NAME OF VIOLATOR: EDUARDO AND NUBIA ARIAS
LOCATION OF VIOLATION: 1719 W PERIO ST, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4 27-284.2.5
LEGAL DESCRIPTION:TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE LOTS 11 12 AND 13 BLOCK 38
FOLIO: 97716.0000

COD-25-0000681
NAME OF VIOLATOR: RAIMUNDO NAVARRO VALDES AND YAQUELINE SANZ
LOCATION OF VIOLATION: 10502 N 19TH ST, TAMPA, FL
CODE SECTIONS: 27-283.11(b) 27-326
LEGAL DESCRIPTION: TILSEN MANOR BLKS 2 3 4 5 6 8 9 10 11 13 16 17 18 LOT 9 BLOCK 8
FOLIO: 141359.0000

CASE NO: COD-25-0000713
NAME OF VIOLATOR: HIEN THI NGOC PHUNG AND THIET NGUYEN
LOCATION OF VIOLATION: 2617 N 59TH ST, TAMPA, FL
CODE SECTIONS: 27-290.1(e) 27-326
LEGAL DESCRIPTION: MYERS AND ETTER SUBDIVISION LOTS 4 5 AND N 10 FT OF LOT 6 BLOCK 1
FOLIO: 160260.0000

CASE NO: COD-25-0000831
NAME OF VIOLATOR: ALCIBIADES GARCIA MUIR
LOCATION OF VIOLATION: 2020 N 62ND ST, TAMPA, FL
CODE SECTIONS: 27-156 TABLE 4 1 27-283.11(b) 27-326
LEGAL DESCRIPTION: BROADWAY SUBDIVISION N 1/2 OF LOT 2 LESS RD R/W
FOLIO: 159956.0000

COD-25-0001010
NAME OF VIOLATOR: SANDRA RANGEL
LOCATION OF VIOLATION: 1511 E FRIERSON AVE, TAMPA, FL
CODE SECTIONS: 27-287.25(e)(3)
LEGAL DESCRIPTION: FIFTEENTH STREET SITES LOT 2 BLOCK 1
FOLIO: 157214.0000

CASE NO: COD-25-0001137
NAME OF VIOLATOR: SAMUEL THOMAS TORRES
LOCATION OF VIOLATION: 1402 E SEWAHA ST, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-290.8 27-326
LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 8 BLOCK 10
FOLIO: 147165.0100

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

5/16-6/6/25LG 4T

HILLSBOROUGH COUNTY

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.

5/30/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001131

IN RE: ESTATE OF
ALBERT LAWTON WALLACE,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Albert Lawton Wallace, deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 30, 2025.

Personal Representative:
Kathleen Leemon Wallace
3936 W Bay Court Avenue
Tampa, Florida 33611

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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CP-001681

IN RE: ESTATE OF
MICHAEL SEAN VENNETT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MICHAEL SEAN VENNETT, deceased; whose date of death was April 3, 2025, file number; 25-CP-001681, 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 decedents estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (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 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 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 Fla. Stat. §§ 732.216 – 732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1).

The date of first publication of this notice is May 30, 2025.

Personal Representative:
KEVIN AHLSTROM
468 Hunting Creek Rd.
Weddington, NC 28104

Personal Representative's Attorney:
Silvia A. Brett, Esq.
Florida Bar No: 123736
Brett Legal, PLLC
360 Central Ave., Suite 800
St. Petersburg, FL 33701
Office: (727) 380-6031
Fax: (727) 362-6950
Email: sbrett@brettlegal.com

5/30-6/6/25LG 2T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve roadway activities on 119 acres known as FDOT – US Hwy 301 SR 674 to Balm & US Hwy 301 – South of Balm Rd to Gibsonton. The project is located in Hillsborough County, Section(s) 20, Township 31 South, Range 20 East. The permit applicant is FDOT District 7, Attn: Joel Johnson whose address is 11201 N. McKinley Dr., Tampa, FL 33612. The Permit No. is 43034464.008.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

5/30/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that True Luxury Cleaning LLC, owner, desiring to engage in business under the fictitious name of **Squeaky Sales**, located at 601 N 12th St Unit 212, Tampa, FL 33602, in the County of Hillsborough, Florida, intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, Florida.

Dated at Tampa, FL, this Monday, 5/26/25

5/30/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-005038
Division: AP

KIMBERLY MATAMOROS-REYES,
Petitioner,

and

CARLOS MATAMOROS-REYES,
Respondent.

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

TO: CARLOS MATAMOROS-REYES
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 KIMBERLY MATAMOROS-REYES, whose address is 6819 Hazelnut Spice Dr, Ruskin, FL 33573 on or before 5/21/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 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 4/15/25

Clerk of the Circuit Court

By: /s/ John Rollo
Deputy Clerk

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File Number: 2023-CP-001945
Division: B

IN RE: ESTATE OF
VERNON EDWARD ANAUO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of VERNON EDWARD ANAUO, deceased, File Number: 2023-CP-001945, whose date of death was June 30, 2022, 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.

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 May 30, 2025.

Personal Representative:
Sherry A. Anauo
4435 Cooper Rd.
Plant City, Florida 33565
585-409-1583

Attorney for Personal Representative:
Alessandra Dumenigo, Esq.
Florida Bar Number: 1034800
The Florida Probate & Family Law Firm
2600 S. Douglas Rd., Suite 502
Coral Gables, Florida 33134
Office Line: (305) 677-5119
Email: alessandra@flpfl.com

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000586

IN RE: ESTATE OF
VICTORIA J. POWE-ANDERSEN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Victoria J. Powe-Andersen, deceased, whose date of death was May 26, 2023, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The first date of publication is May 30, 2025.

Personal Representative:
Stephanie Powe
4315 South Cottage Grove Avenue
Apartment 2N, Chicago IL 60653

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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001058

IN RE: ESTATE OF
RICK G. ANDERSEN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Rick G. Andersen, deceased, whose date of death was May 8, 2023, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

(Continued on next page)

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **June 16, 2025**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, 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 Zoning Hearing Master 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 Zoning Hearing Master, 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 Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master 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 Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

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

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above YouTube link.

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

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record.

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.

REZONING REQUESTS

Petition RZ-PD 24-1353, filed on 09/25/2024 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting to Rezone to Planned Development. The property is presently zoned PD (17-1112) and is located at 13320 Cain Rd.

Petition RZ-PD 25-0452, filed on 02/04/2025 by Melinda Lee & Sunshine Solar Cold Storage LLC / Alexander Baumer, represented by John Herbert / American Civil Engineering Co., of 207 N Moss Rd, #211, Winter Springs, FL 32708, ph (407) 376-1777. Requesting to Rezone to Planned Development. The property is presently zoned AR, AS-1, PD (89-0173) and is located at NW corner of Diana Toledo Almeida Rd & S US Hwy 41 intersection.

Petition RZ-PD 25-0500, filed on 02/14/2025 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting to Rezone to Planned Development. The property is presently zoned AS-1 and is located at 2002 W 60 Hwy.

Petition RZ-PD 25-0579, filed on 03/06/2025 by GHS MLK 11, LLC, represented by Brooks Rocha Colby Rice, of 400 N Tampa St, Ste 1910, Tampa, FL 33602, ph (813) 543-5900. Requesting to Rezone to Planned Development. The property is presently zoned PD (85-0166) & PD (90-0012), CG and is located at N of Lake Dr & E Martin Luther King Blvd intersection.

Petition RZ-PD 25-0582, filed on 03/07/2025 by Protek 34th Holdings, LLC, represented by P. Colin Rice / David Singer / Older Lundy Koch & Martino, of 1000 W Cass St, Tampa, FL 33606, ph (813) 254-8998. Requesting to Rezone to Planned Development. The property is presently zoned PD (92-0096) and is located at 6920 E Chelsea St.

Petition RZ-PD 25-0587, filed on 03/06/2025 by University Community Hospital Inc, represented by Isabelle Albert / Halff, of 1000 N Ashley Dr, Ste 900, Tampa, FL 33602, ph (813) 331-0976. Requesting to Rezone to Planned Development. The property is presently zoned PD (90-0052) & PD (14-0314) and is located at SE corner of N Dale Mabry Hwy & W Hamilton Ave.

Petition RZ-PD 25-0588, filed on 03/06/2025 by D.R. Horton, Inc., represented by Jacob T. Cremer / Stearns Weaver Miller, of PO Box 3299, Tampa, FL 33601, ph (813) 223-4800. Requesting to Rezone to Planned Development. The property is presently zoned AS-1 & AR and is located at N of Colonial Estates Ln & Rhodine Rd intersection.

MAJOR MODIFICATION REQUESTS

Petition MM 25-0583, filed on 03/07/2025 by Happy Traveler RV Park & Resort LLC, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Major Modification to Planned Development. The property is presently zoned PD (89-0052) and is located at 9401 E Fowler Ave.

Petition MM 25-0586, filed on 03/06/2025 by Raed Petrus, represented by Elizabeth Rodriguez, of 18156 Sandy Pointe Dr, Tampa, FL 33647, ph (813) 545-3316. Requesting a Major Modification to Planned Development. The property is presently zoned PD (92-0099) and is located at 5524 Van Dyke Rd.

5/30/25LG 1T

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

The first date of publication is May 30, 2025.

Personal Representative:
Stephanie Powe
4315 South Cottage Grove Avenue
Apartment 2N, Chicago IL 60653

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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 522025CP002904XXESPR

IN RE: ESTATE OF
JEFFREY LEE WALTER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jeffrey Lee Walter, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 801 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 05/30/2025.

Personal Representative:
Jonathan Walter
13080 Yakima Road
Apple Valley, California 92308

Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001795
Division B

IN RE: ESTATE OF
RICO JAMAL SIMMONS JR.
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: RICO JAMAL SIMMONS SR.

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 6/30/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 5/21/2025

Victor D. Crist
As Clerk of the Court

By: s/ Ryan Marsh
As Deputy Clerk

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001183

IN RE: ESTATE OF
CONSTANCE DIAN OLSEN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Constance Dian Olsen, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
/s/ Bethany D. Flores
505 Bon Aire Avenue
Temple Terrace, Florida 33617

Attorney for Personal Representative:
/s/ Theodore J. Hamilton
Attorney
Florida Bar Number: 892963
Wetherington Hamilton, P.A.
812 W. Dr. Martin Luther King Jr. Blvd.
Suite 101
Tampa, Florida 33603
Telephone: (813) 225-1918
Fax: (813) 225-2531
E-Mail: tjhpleadings@whhlaw.com

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-002521
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE FEBRUARY LAND TRUST, 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 May, 2025, and entered in Case No. 22-CA-002521 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KEATHEL CHAUNCEY, ESQ., AS TRUSTEE ONLY, UNDER THE FEBRUARY LAND TRUST; RONALD J. MILLER; PANTHER TRACE II HOMEOWNERS` ASSOCIATION, INC.; BAY AREA ASSET PRESERVATION MANAGEMENT, LLC; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 AM on the 19th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 6, BLOCK 15, PANTHER TRACE PHASE 2B-1, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 110, PAGE 240, AS RECORDED IN THE RECORDS OF HILLSBOROUGH 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 Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 22nd day of May, 2025.
`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
11080-1014545

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-014029
US BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG
ASSET TRUST
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF UNA E. EAST A/K/A UNA EAST
A/K/A UNA ELVETA EAST;. ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Sale dated the 19th day of May, 2025, and entered in Case No. 23-CA-014029 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the Plaintiff and NOEL EAST; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF UNA E. EAST A/K/A UNA EAST A/K/A UNA ELVETA EAST; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; NOREEN A. DUNCAN A/K/A NOREEN DUNCAN A/K/A NOREEN ANGELA DUNCAN; LORNA JOY MCBEAN; WILLIAM EAST; PATRICK O. EAST; SUMMER SPRINGS HOMEOWNERS ASSOCIATION, INC.; MV REALTY PBC, LLC; and COLIN SOLOMON EAST are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 AM on the 22nd day of July, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 1, BLOCK B OF SUMMER SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE(S) 18, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 21st day of May, 2025.
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
11080-1014489

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-002087
PHH MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES
AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PHYLLIS JANE
SIEGFRIED A/K/A PHYLLIS HOLLEY, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Phyllis Jane Siegfried A/K/A Phyllis Holley
Last Known Address: 1727 W. Perdiz Street, Tampa, FL 33612
Current Residence: UNKNOWN
TO: Unknown Spouse of Phyllis Jane Siegfried A/K/A Phyllis Holley
Last Known Address: 1727 W. Perdiz Street, Tampa, FL 33612
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 13 AND THE WEST 1/2 OF LOT 12 IN BLOCK 40 SOUTHGATE OF TAMPA`S NORTHSIDE COUNTRY CLUB AREA, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 22 TO 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 JUNE 25,2025 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise
a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator,
Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the
accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommoda
tions.aspx
Phone: (813) 272-7040 or ada@fljud13.org25FL922-0004
WITNESS my hand and the seal of this Court this 20TH day of MAY, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1014602

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No: 25-CA-003269
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES,

(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 **6/18/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000483
NAME OF VIOLATOR: GULFRIN ALUI
LOCATION OF VIOLATION: 4007 E GROVE ST, TAMPA, FL
CODE SECTIONS: 5-105.1
FOLIO: 153080.0000

CASE NO: COD-25-0000529
NAME OF VIOLATOR: SHERRYL A COOK
LOCATION OF VIOLATION: 2911 E 28TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CAMPOBELLO BLOCKS 1 TO 30 LOT 4 BLOCK 24
FOLIO: 174296.0000

CASE NO: COD-25-0000664
NAME OF VIOLATOR: PEDRO BURGOS
LOCATION OF VIOLATION: 8318 N BOULEVARD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: WILMA LOT 6 & E 1/2 CLOSED ALLEY ABUTTING ON W
FOLIO: 101346.0000

CASE NO: COD-25-0001268
NAME OF VIOLATOR: KARLY RAE AND TREY MORGAN
LOCATION OF VIOLATION: 3307 E COMANCHE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: PEDDY'S ADDITION TO BELMONT HEIGHTS LOT 9
FOLIO: 151667.0000

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

CASE NO: COD-24-0001009
NAME OF VIOLATOR: GREGORY FRASCA AND JAMY HANNA
LOCATION OF VIOLATION: 1916 E COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: NISTALS MAP SUBDIVISION OF BLOCK 5 OF CUSCADEN'S SUBDIVISION LOT 12
FOLIO: 187641.0000

CASE NO: COD-24-0001189
NAME OF VIOLATOR: MILES M DIERKS
LOCATION OF VIOLATION: 4001 W NORTH A ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: ROSEDALE NORTH LOT 7 AND E 12.5 FT OF LOT 8 BLOCK 12
FOLIO: 115148.0000

CASE NO: COD-24-0001445
NAME OF VIOLATOR: DENNIS AND FRANCINE G P LEVINE
LOCATION OF VIOLATION: 3211 W LAWN AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: TIBBETT'S ADDITION TO HARBOR VIEW LOT 59
FOLIO: 128290.0100

CASE NO: COD-24-0001656
NAME OF VIOLATOR: MARISOL MARQUEZ BOS / TRUSTEE OF THE MARISOL MARQUEZ BOS TRUST DATED NOVEMBER 23,2016
LOCATION OF VIOLATION: 4112 N 15TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-105.4.5.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: MC EWEN'S C S S 50 FT OF N 70 FT OF LOT 1 S 50 FT OF N 70 FT OF E 37.5 FT OF LOT 2 BLOCK 1
FOLIO: 172480.0000

COD-24-0002077
NAME OF VIOLATOR: EVENSKI V DARCUEIL
LOCATION OF VIOLATION: 8311 N HILLSBOROUGH LN, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1 5-109.4
LEGAL DESCRIPTION: KATHRYN PARK LOTS 10 AND 10A
FOLIO: 150099.0000

CASE NO: COD-24-0002089
NAME OF VIOLATOR: MICHAEL R AND JESSICA IOSUE
LOCATION OF VIOLATION: 3606 ANDERSON AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: PARNELL'S SUB UNIT NO 2 LOT 70
FOLIO: 137777.0000

CASE NO: COD-24-0002836
NAME OF VIOLATOR: SANTOS R GONZALEZ
LOCATION OF VIOLATION: 1209 E PALIFOX ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: NEBRASKA HEIGHTS LOT 8 BLOCK 8 AND N 1/2 OF ALLEY ABUTTING THEREOF
FOLIO: 172036.0000

COD-24-0002983
NAME OF VIOLATOR: RAMSY DAHLA AND JENIN MUSTAFA
LOCATION OF VIOLATION: 536 W DAVIS BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DAVIS ISLANDS LOT BEG AT SE COR OF LOT 26 AND RUN NWLY ALONG ELY BDRY 5 FT SWLY TO SW COR OF SAID LOT 26 AND NELY ALONG SLY LINE 148.78 FT TO BEG, LOT 27 AND LOT 28 LESS LOT BEG AT SE COR OF LOT 28 AND RUN NWLY 5 FT ALONG ELY BNDRY SWLY TO SW COR & NELY TO BEG BLOCK 49
FOLIO: 169250.0000

CASE NO: COD-24-0003465
NAME OF VIOLATOR: AMY AND QUINN SCHARA
LOCATION OF VIOLATION: 4213 W VASCONIA ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-109.2.1
LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT E 1/2 OF LOT 17 AND LOT 18 BLOCK 52
FOLIO: 124542.0000

CASE NO: COD-25-0000601
NAME OF VIOLATOR: ROY BERNARD SMALLS JR
LOCATION OF VIOLATION: 1207 E 17TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ALAMEDA LOT 15 AND N 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 1
FOLIO: 187009.0000

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 CLERK1

5/23-6/13/25LG 4T

HILLSBOROUGH COUNTY

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST BLAKE MIRSKY A/K/A BLAKE RYAN MIRSKY, DECEASED; et al.,
Defendants.

_____/

NOTICE OF ACTION
TO:
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST BLAKE MIRSKY A/K/A BLAKE RYAN MIRSKY, DECEASED
5619 Tranquil Pond Pl
Riverview, FL 33578
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 2, BLOCK 5, AVERY PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 214-218, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 19th day of May, 2025.
CLERK OF THE CIRCUIT COURT
By: Mustafa Divan
Deputy Clerk
(COURT SEAL)
11080-1014540

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-012569
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
BRIAN TEMPLE; ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of May, 2025, and entered in Case No. 23-CA-012569, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and BRIAN TEMPLE; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC. and UNITED STATES OF AMERICA ON BEHALF THE SECRETARY OF VETERANS AFFAIRS are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 1st day of July, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 13, BLOCK 11, COVINGTON PARK PHASE 2A UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 2, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 16th day of May, 2025.
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
11080-1014173

DISTRICT COURT
CLARK COUNTY, NEVADA
CASE NO: A-24-885153-C
Department 29

AHERN RENTALS, INC.,
Plaintiff,
vs.
SUPREME INTERNATIONAL CONSTRUCTION, INC; AKRAM SYED, GUARANTOR
Defendant.

SUMMONS - CIVIL

NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 20 DAYS. READ THE INFORMATION BELOW.

TO THE DEFENDANT(S): A civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth in the Complaint

1. If you intend to defend this lawsuit, within 20 days after the Summons is served on you, exclusive of the day of service, you must do the following:
   a. File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee.
   b. Serve a copy of your response upon the attorney whose name and address is shown below.
2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.
3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.
4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint.

NOTE: When service is by publication, add a brief statement of the object of the action. See Nevada Rule of Civil Procedure 4(b).

Submitted By:
/s/ Stephen R. Kopolow, Esq.
Mark A. Kirkorsky, P.C.
Stephen R. Kopolow, Esq.
Bar Number 8533
8020 W. Sahara Ave. Suite 225
Las Vegas, NV 89117
888-519-2173
nvlegal@makpc.com
Attorney for Plaintiff

Date 1/16/2024
Steven D. Grierson
Clerk of The Court
By: /s/ Marie Kramer
Deputy Clerk
Regional Justice Center
200 Lewis Avenue
Las Vegas, NV 89155
5/23-6/13/25 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 23-DP-678
DIVISION: C

IN THE INTEREST OF:
C.E. DOB: 10/8/2023
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: DANIELA ESTEVEZ AREVALO
DOB: 7/15/2000
Last Known Address:
3929 W Northfolk St, Tampa, FL 33614

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: C.E. born on 10/8/2023. You are hereby **commanded** to appear on **June 30, 2025, at 9:55 AM**, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street 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 within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 15th day of May, 2025.

Victor Crist, Clerk of Court
By: s/ Pamela Hendry
As Deputy Clerk
5/23-6/13/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001688
Division W

IN RE: ESTATE OF
BRIAN HENRY NEWMAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Brian Henry Newman, deceased, whose date of death was February 13, 2025, 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 is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
/s/ Samantha Jane Evans

Attorney for Personal Representative:
/s/ Johnnie B. Byrd Jr.
Florida Bar Number: 227269
206 North Collins Street
Plant City, FL 33563
Telephone: (813) 759-1224
Fax: (813) 759-1101
E-Mail: johnnie@byrd-barnhill.com
5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001540
Division W

IN RE: ESTATE OF
WILLIAM BRIAN FRACZEK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William Brian Fraczek, deceased, whose date of death was March 14, 2025, 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 is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
/s/ Jonathan Zachary Fraczek
3514 Top View Lane
Plant City, Florida 33565

Attorney for Personal Representative:
/s/ Johnnie B. Byrd Jr.
FBN: 227269
206 North Collins Street
Plant City, Florida 33563
Telephone: (813) 759-1224
Fax: (813) 759-1101
E-Mail: johnnie@byrd-barnhill.com
5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001673
Division B

IN RE: ESTATE OF
IDELIA P. PHILLIPS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Idelia P. Phillips, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
/s/ Robert B. Heath
18262 Wayne Road
Odessa, Florida 33556-4733

Attorney for Personal Representative:
/s/ Matthew L. Evans
Florida Bar Number: 092368
Older Lundy Koch & Martino
1000 W. Cass Street
Tampa, Florida 33606
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: mevans@olderlundylaw.com
Secondary E-Mail:
dmorris@olderlundylaw.com
5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-006636
Division: A-P

GILBERTO ALEXIS GOMEZ,
Petitioner,
and
NELLY RODRIGUEZ CASTRO,
Respondent.

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

TO: NELLY RODRIGUEZ CASTRO
Last Known Address: 1010 S 1st Street, Norfolk, Nebraska 68701

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 GILBERTO ALEXIS GOMEZ, whose address is 2709 N 67th Street Tampa FL 33619 on or before 6/23/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 May 16, 2025
Clerk of the Circuit Court
By: /s/ Erma Yerdon
Deputy Clerk
5/23-6/13/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-004733
Division: A

KLEISER GALLARDO CASTRO,
Petitioner,
and
ODALKIS RODRIGUEZ CONTE,
Respondent.

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

TO: ODALKIS RODRIGUEZ CONTE
Last Known Address:
Calle Independencia NR 51 A, Holguin, Holguin Cuba

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 KLEISER GALLARDO CASTRO, whose address is 1309 Bates St, Brandon, FL 33510 on or before 6/25/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 May 20, 2025
Clerk of the Circuit Court
By: /s/ Jessica Saladin
Deputy Clerk
5/23-6/13/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001661
Division B

IN RE: ESTATE OF
NORMA RUTH BRANDT A/K/A
NORMA R. BRANDT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Norma Ruth Brandt a/k/a Norma R. Brandt, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

(Continued on next page)

HILLSBOROUGH COUNTY

The date of first publication of this notice is May 23, 2025.

Personal Representative:
/s/ Juanita A. Rothrock
10304 Moshie Lane
San Antonio, Florida 33576

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025-CP-001585
Division: A

IN RE: ESTATE OF DAVID A. WOLF,
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 David A Wolf, deceased, File Number 2025-CP-001585, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602; that the decedent's date of death was December 25, 2024; that the total value of the estate is $66,858.00 and that the names and addresses of those to whom it has been assigned by such order are:

Laurie A. Wolf (Spouse) — 12904 Pepper Place Tampa, FL 33624

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

The date of first publication of this Notice is May 23, 2025.

Person Giving Notice:
Laurie Anne Wolf
12904 Pepper Place
Tampa, Florida 33624

Attorney for Person Giving Notice:
Paul M. Messina, Jr.
Florida Bar Number: 84490
Messina Law Group, P.A.
2550 Permit Place
New Port Richey, Florida 34655
Telephone: (813) 492-7798
Fax: (727) 216-4787
paul@messinalawgroup.com
service@messinalawgroup.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000949
Division: A

IN RE: THE ESTATE OF
JOSE ANTONIO GUTIERREZ
Deceased

NOTICE TO CREDITORS

The administration of the estate of JOSE ANTONIO GUTIERREZ, deceased, whose date of death was January 17, 2024, is pending in the Circuit Court of 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 STATUES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
JOSE ANTONIO GUTIERREZ, JR.
18136 Gunn Hwy
Odessa, FL 33556

Attorney for Personal Representative:
DAYNA M. SANTANA, ESQ.
Florida Bar No.: 1050276
Law Office of Dayna Santana
210 W. Platt Street
Tampa, FL 33606
(813) 751-5781
dayna@dsantanalaw.com
mailservice@dsantanalaw.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-1598
DIVISION: A
Florida Bar #898791

IN RE: ESTATE OF
ELIZABETH LYNNE FRANCIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH LYNNE FRANCIS, deceased, Case Number 25-CP-1598, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 23, 2025.

Personal Representative:
DAWN M. CHAPMAN
205 N. Parsons Avenue
Brandon, FL 33510

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

5/23-5/30/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-001434

BRANDON BROOK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

TIMOTHY MICHAEL WOOLLEY and CASSANDRA A. WOOLLEY, husband and wife and LINDA CHICHESTER, an unmarried woman and DOUGLAS V. CHICHESTER, an unmarried man, MEB LOAN TRUST VIII, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-001434, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BRANDON BROOK HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and TIMOTHY MICHAEL WOOLLEY and CASSANDRA A. WOOLLEY, husband and wife and LINDA CHICHESTER, an unmarried woman and DOUGLAS V. CHICHESTER, an unmarried man, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **July 11, 2025**, 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 59, BLOCK C, BRANDON BROOK - PHASE II, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 3, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1907 Dartford Court, Valrico, FL 33594-3022

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 May 20, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com

TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

5/23-5/30/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
Case No.: 24-CC-069956

HARBOUR HOMES AT HARBOUR ISLAND NEIGHBORHOOD ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

RENAISSANCE BG, LLC,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsborough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

PARCEL I

Lot 3, Block 1, Harbour Homes, Phase One, according to the plat thereof recorded in Plat Book 70, Page 20, Public Records of Hillsborough County, Florida.

PARCEL II

A non-exclusive easement for ingress and egress appurtenant to the above described property as set forth in Harbour Islands Declaration of Covenants, Conditions and Restrictions as recorded in Official Records Book 4606, Page 1182, and all amendments thereto, Public Records of Hillsborough County.

Also known as: 1136 Shipwatch Circle, Tampa, Florida 33602

at public sale to the highest bidder for cash, except as set forth hereinafter, on **July 7, 2025 at 10:00 a.m.** at https://www.hillsborough.realforeclose.com. in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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 20th day of May, 2025.

/s/ Allison J. Brandt
ALLISON J. BRANDT, ESQ.
Brandt Law, P.A.
P.O. Box 136, Lithia, FL 33547
Phone: (813) 474-9323
Florida Bar No. 44023
allison@brandtlawpa.com
Attorney for Plaintiff

5/23-5/30/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-046554

NORTH PARK ISLE ASSOCIATION, INC.,
Plaintiff,

vs.

CARLOS DIAZ, A SINGLE MAN
Defendant.

NOTICE OF ACTION

(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 **6/4/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-24-0004422
NAME OF VIOLATOR: ESTATE OF WILLIE LEWIS
LOCATION OF VIOLATION: 2703 N JEFFERSON ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-231(15)b 19-231(15)c 19-233(a)
LEGAL DESCRIPTION: TANNER PLACE S 50 FT OF LOT 9 & S 50 FT OF E 37.7 FT MOL OF LOT 10 BLOCK 2
FOLIO: 183256.0000

CASE NO: COD-25-0000166
NAME OF VIOLATOR: J AND J VENTURES OF TAMPA LLC
LOCATION OF VIOLATION: 7608 N HUNTLEY AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(3) 19-231(8) 19-231(10) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: WARNER SUBDIVISION LOT 38 AND N 1/2 OF CLOSED ALLEY ABUTTING ON S
FOLIO: 161411.0000

CASE NO: COD-25-0000381
NAME OF VIOLATOR: GOVERNOR GLOBAL LLC
LOCATION OF VIOLATION: 7400 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: HARMONY HEIGHTS REVISED MAP OF LOT 3 LESS E 15 FT
FOLIO: 161481.0000

CASE NO: COD-25-0000470
NAME OF VIOLATOR: MARGARET A RICHARDSON
LOCATION OF VIOLATION: 1611 E WATERS AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)c 19-238
LEGAL DESCRIPTION:HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS E 46.75 FT OF LOTS 143 & 144
FOLIO: 149674.0000

CASE NO: COD-25-0000525
NAME OF VIOLATOR: ESTATE OF LORENZO D DELGADO
LOCATION OF VIOLATION: 3218 W DOUGLAS ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION LOT 9 BLOCK 43
FOLIO: 176695.0000

CASE NO: COD-25-0000528
NAME OF VIOLATOR: ESTATE OF MARGARET VALDEZ
LOCATION OF VIOLATION: 2109 W FARWELL DR, TAMPA, FL
CODE SECTIONS: 19-231(15)a
LEGAL DESCRIPTION: WISHART'S REPLAT PART OF TRACT H DESCRIBED AS LOT BEG AT SE COR OF LOT 24 BLOCK 34 WELLSWOOD UNIT 2 PLAT 28 PAGES 31 32 AND 33 AND RUN SELY ARC DISTANCE OF 75 FT N 21 DEG 25 MIN 34 SECONDS E 126 FT N 81 DEG 15 MIN 10 SECONDS W 118.10 FT TO E BDRY OF SAID LOT 24 BLOCK 34 AND S 0 DEG 41 MIN 25 SECONDS W 115 FT TO BEG CHARLES VALDEZ HAS DX
FOLIO: 105325.0000

COD-25-0000718
NAME OF VIOLATOR: DHR PROPERTIES LLC
LOCATION OF VIOLATION: 8510 N LYNN AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-56 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 15 AND 16 BLOCK 8
FOLIO: 100354.0000

CASE NO: COD-25-0000733
NAME OF VIOLATOR: LLOYD WRIGHT
LOCATION OF VIOLATION: 8437 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION N 1/2 OF LOT 2 BLOCK 13
FOLIO: 146317.0000

CASE NO: COD-25-0000832
LOCATION OF VIOLATION: 2107 W SPRUCE ST, TAMPA, FL
CODE SECTIONS: 19-47 19-231(15)c
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA E 44 FT OF LOT 22 AND W 26 FT OF LOT 23 BLOCK 37
FOLIO: 179401.0000

CASE NO: COD-25-0000917
NAME OF VIOLATOR: CHARLES MUELLER J/TRUSTEE DTD 10-03-2006
LOCATION OF VIOLATION: 5710 RIVER TER, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50
LEGAL DESCRIPTION: IDLEWILD ON THE HILLSBOROUGH SUBDIVISION THAT PART OF BLOCK 23 DESC AS: COM AT PT 272 FT S OF NE COR OF BLOCK 23 THN N ALG E BDRY OF SD BLK 23 40 FT THN S 80 DEG 36 MIN 50 SEC W 127.11 FT FOR POB FROM SD POB RUN THN N 73 DEG 15 MIN 20 SEC E 130.96 FT TO E BDRY OF SD BLOCK 23 THN N ALG E BDRY OF SD BLK 23 93 FT THN S 88 DEG 54 MIN 00 SEC W 180 FT THN S 28 FT W 135 FT MOL TO WATERS OF HILLSBOROUGH RIVER THN SELY ALG RIVER TO A PT THAT BEARS S 62 DEG 30 MIN 00 SEC W FROM POB THN N 62 DEG 30 MIN 00 SEC E 113 FT MOL TO POB
FOLIO: 162457.0110

CASE NO: COD-25-0000938
NAME OF VIOLATOR: JMBA GROUP LLP
LOCATION OF VIOLATION: 6802 N HIGHLAND AVE, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: MCMASTER'S ADDITION LOT 34
FOLIO: 162971.0000

COD-25-0001012
NAME OF VIOLATOR: ROMELIA LOPEZ
LOCATION OF VIOLATION: 2923 W CORDELIA ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: DREW'S JOHN H SUB BLKS 1 TO 10 AND 14 TO 33 LOT 15 BLOCK 20
FOLIO: 176390.0000

COD-25-0001362
NAME OF VIOLATOR: ESTATE OF CATHERINE MOONEY
LOCATION OF VIOLATION: 8714 N HYALEAH RD, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: LINDA DIANE SUBDIVISION LOT 26
FOLIO: 142513.0000

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

CASE NO: COD-24-0004173
NAME OF VIOLATOR: SHARON NATOLI
LOCATION OF VIOLATION: 6206 S ELBERON ST, TAMPA, FL
CODE SECTIONS: 27-287.25(e) (3)
LEGAL DESCRIPTION: MIDWAY HEIGHTS LOT 20 BLOCK 5A AND W 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 134849.0060

CASE NO: COD-25-0000537
NAME OF VIOLATOR: JOHN DISBROW
LOCATION OF VIOLATION: 4009 W ESTRELLA ST, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4 27-284.2.5
LEGAL DESCRIPTION: THOMAS PLACE LOT 14
FOLIO: 120030.0000

CASE NO: COD-25-0000755
NAME OF VIOLATOR: JAMES HETTINGER LLC AND CLENDENON PROPERTIES LLC
LOCATION OF VIOLATION: 1715 E 4TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: YBOR AND CO'S SUBDIVISION LOTS 1 AND 2 AND E 50 FT OF LOT 3 BLOCK 65
FOLIO: 190049.00000

CASE NO: COD-25-0000804
NAME OF VIOLATOR: PURE REAL BUILDS LLC
LOCATION OF VIOLATION: 2135 W SAINT CONRAD ST, TAMPA, FL
CODE SECTIONS: 27-284.2.4
LEGAL DESCRIPTION:BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT 23 BLOCK 14
FOLIO: 177597.0000

CASE NO: COD-25-0000856
NAME OF VIOLATOR: RICHARD HUEL ROBINSON
LOCATION OF VIOLATION: 302 N OREGON AVE, TAMPA, FL
CODE SECTIONS: 27-284.2.4
LEGAL DESCRIPTION: FULLER'S SUBDIVISION LOT 24 BLOCK 3
FOLIO: 183721.0000

CASE NO: COD-25-0000882
NAME OF VIOLATOR: YBOR APARTMENTS LLC
LOCATION OF VIOLATION: 1402 N 19TH ST, TAMPA, FL
CODE SECTIONS: 27-102(d)(2) 27-326
LEGAL DESCRIPTION: CLARKSON BROS ADDITION LOT 8 LESS N 45.45 FT OF E 20 FT & LOT 10 & CLOSED ALLEY ABUTTING THEREON BLOCK 12
FOLIO: 190000.0000

COD-25-0000897
NAME OF VIOLATOR: AMOEDO MANAGEMENT LLC
LOCATION OF VIOLATION: 2701 W SAINT JOSEPH ST, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-326
LEGAL DESCRIPTION: VILLA SAINT LOUIS LOT 16 BLOCK 3
FOLIO: 179956.0000

CASE NO: COD-25-0000981
NAME OF VIOLATOR: MARGIE CARRASQUILLO
LOCATION OF VIOLATION: 8917 N ROME AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a)(5) b 27-326
LEGAL DESCRIPTION: NORTH TAMPA ESTATES UNIT 1 LOT 25
FOLIO: 98321.0000

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

5/9-5/30/25LG 4T

HILLSBOROUGH COUNTY

TO: CARLOS DIAZ
3604 N Maryland Ave
Plant City, FL 33565

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 14 of NORTH PARK ISLE PHASE 1A, according to the plat thereof, as recorded in Plat Book 140, Page 110, of the Public Records of Hillsborough County, Florida.

Commonly known as 3604 N Maryland Ave, Plant City, FL 33565.0, 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 June 17, 2025 (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 notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated May 12, 2025

Victor Crist
Clerk of Court and Comptroller
Hillsborough County, Florida

By: s/ Mustafa Divan
Deputy Clerk

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
CASE NO. 22-DP-284
DIVISION: D

IN THE INTEREST OF:
Z.W. DOB: 4/27/2021
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ANTHONY RANKIN DOB: 8/5/1982
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 child for adoption: Z.W. born on 4/27/2021. You are hereby **commanded** to appear on **July 23, 2025 at 1:00 PM** before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, Florida 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 within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 20th day of May, 2025.

Victor D. Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

5/23-6/13/25LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-061341

SHELL POINT COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

MONES PETIT-FRERE, A MARRIED MAN AND MANOUCHE PETIT-FRERE,
Defendant(s).

AMENDED NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-061341, that resulted from the Final Hearing on or about May 13, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-061341 on about May 13, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor Crist, the Clerk of the Court, will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 483, Shell Cove Phase 1, according to the plat as recorded in Plat Book 137, Pages 58, of the Public Records of Hillsborough County, Florida.

and commonly known as: 1367 Ocean Spray Dr, Ruskin, FL 33570; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **July 07, 2025 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court 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 May 20, 2025

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

Frazier & Bowles, Attorneys at Law
45379.157

5/23-5/30/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-061496

SHELL POINT COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

HALLE MICHELLE SHUMAKER, A SINGLE WOMAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-061496, that resulted from the Final Hearing on or about May 13, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-061496 on about May 13, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 171 Shell Cove Phase 1, as recorded in Plat Book 137, Page 58, of the Public Records of Hillsborough County, Florida.

and commonly known as: 728 Olive Conch St, Ruskin, FL 33570; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **July 07, 2025 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court 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 May 19, 2025

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

Frazier & Bowles, Attorneys at Law
45379.169

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 25-CP-001010
Division A

IN RE: ESTATE OF
WILLIAM GARRETT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William Garrett, deceased, whose date of death was July 12, 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.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Patricia Garrett
3324 Westmoreland Dr
Tampa, Florida 33618

Attorney for Personal Representative:
Edward D. Friscia
Attorney
Florida Bar Number: 0982512
402 E 7th Ave
Tampa, Florida 33602
Telephone: (813) 318-0100
Fax: (813) 318-0110
E-Mail: edfparalegal@gmail.com
Secondary E-Mail: edfriscia@gmail.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001487
Division B

IN RE: ESTATE OF
BETTY CLARK SNELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BETTY CLARK SNELL, deceased, whose date of death was May 26, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
/s/ Edward Hamilton Averill-Snell
EDWARD HAMILTON AVERILL-SNELL
217 W. Powhatan Ave.
Tampa, Florida 33604

Attorney for Personal Representative:
/s/ Cynthia I. Waisman, Esq.
Cynthia I. Waisman, P.A.
Florida Bar No: 0169986
5406 Hoover Blvd., Unit 11
Tampa, Florida 33634
Telephone: (813) 279-6180
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
CASE NO. 25-CA-003162

RENAISSANCE VILLAS CONDOMINIUM ASSOCIATION, INC.
Plaintiff,

v.

MICHAEL WADE, JR., individually; HILLSBOROUGH COUNTY, a political subdivision of the State of Florida; BANK OF AMERICA, NATIONAL ASSOCIATION, as successor by merger to LASALLE BANK NATIONAL ASSOCIATION, as trustee under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1; and all persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described in the complaint adverse to plaintiff's title.
Defendants.

NOTICE OF ACTION

TO: Michael Wade, Jr. and All Persons Unknown, Claiming any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiffs Title.
324 Oak Rose Lane, Unit 102
Tampa, FL 33612

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

Unit No. N-324-102 of RENAISSANCE VILLAS CONDOMINIUM, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 15820 at Page 1951, as amended by Amendment to the Declaration of Condominium, recorded January 17, 2006, in Official Records Book 15997 at Page 0921, as further amended by Second Amendment to Declaration of Condominium, recorded February 1, 2006, in Official Records Book 16066, at Page 0210, and as further amended by Third Amendment to the Declaration of Condominium recorded February 14, 2006 in Official Records Book 16110, at Page 1340, and all exhibits and amendments thereof, Public Records of Hillsborough County, Florida; together with an undivided interest or share in the common elements appurtenant thereto.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, by 6/12/25 or 30 days after the first publication of this Notice of Action, on Alexa Camareno Caldevilla, Plaintiffs Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Clerk of Court address is 800 E. Twiggs St., Tampa.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 419 N. Pierce St., Tampa, FL 33602 or telephone (813) 2760-8100 within two (2) days of your receipt of this Notice; if youare hearing impaired, call (800) 955-8771, dial 711.

WITNESS my hand and the seal of this Court on this 7th day of May, 2025.

Victor Crist
Clerk of Court

By: /s/ Jennifer Taylor
Deputy Clerk

Alexa C. Caldevilla, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

5/23-6/13/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000438
Division B

IN RE: ESTATE OF
DORES D. McDONNELL, Sr.
a/k/a Dewann McDonnell
a/k/a Dores Dewann McDonnell,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Dores D. McDonnell, Sr., a/k/a Dewann McDonnell a/k/a Dores Dewann McDonnell, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of the first Publication of this notice is May 23, 2025.

Personal Representative:
D. Dewann McDonnell, Jr.
514 Americas Way PMB 6452
Box Elder, SD 57719

Attorney for Personal Representative:
Robert H. Mohr
Florida Bar No. 0211575
Law Office of Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100
Sun City Center, FL 33573
Telephone: (813) 634-5500
Facsimile: (813) 634-5501
office@roberthmohr.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001056
Division B

IN RE: ESTATE OF
RUDOLPH AUGUSTUS DIXON,
A/K/A RUDY A. DIXON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RUDOLPH AUGUSTUS DIXON, A/K/A RUDY A. DIXON, deceased, whose date of death was December 14, 2023; File Number 25-CP-001056, 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 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 May 23, 2025.

Personal Representative:
DOUGLAS B. STALLEY
16637 Fishhawk Boulevard, Suite 106
Lithia, FL 33547

Personal Representative's Attorneys:
/s/ 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

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001630

IN RE: ESTATE OF
ILLA MAE HUNT
Deceased

NOTICE TO CREDITORS

The administration of the estate of ILLA MAE HUNT, deceased, whose date of death was April 21, 2024; File Number 25-CP-001630, 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 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 May 23, 2025.

Personal Representative:
JANET JENE' GEORGE
11614 Weathered Felling Dr.
Riverview, FL 33569

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

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP1700

IN RE: ESTATE OF
CHRISTOPHER R. COLLINS
DECEASED

NOTICE TO CREDITORS (Formal Administration)

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

You are hereby notified that a Petition of Formal Administration has been entered in the estate of Christopher R. Collins, deceased, File Number 25CP1700 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602; that the decedent's date of death was December 21, 2025; that the total value of the estate is approximately $57,000 and that the name and address of the petitioner and the petitioners attorney are set forth below.

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 provision for full payment was made in the Petition for Formal 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 May 23, 2025.

Person Giving Notice:
/s/ Wendy E. Collins
1235 Franford Drive
Brandon, FL 33511

Attorney for Person Giving Notice:
/s/ Angela M. Huber
Florida Bar No. 0119212
Huber Law Group PL

(Continued on next page)

HILLSBOROUGH COUNTY

16540 Pointe Village Drive, Suite 206
Lutz, FL 33558
E-mail: angela@huberlawpl.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1726
Division A

IN RE: ESTATE OF
CASIMIR JOHN HAYES
a/k/a CASIMIR J. HAYES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Casimir John Hayes a/k/a Casimir J. Hayes, whose date of death was January 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 May 23, 2025.

Personal Representative:
Gary E. Hayes
33 Highland Circle
Bronxville, NY 10708

Attorney for Personal Representative:
Laurie E. Ohall
Law Offices of Laurie E. Ohall, P.A.
Florida Bar Number: 40230
1464 Oakfield Drive
Brandon, FL 33511
Telephone: (813) 438-8503
Fax: (813) 438-8504
E-Mail: lohall@ohalllaw.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001699

IN RE: ESTATE OF
DORA ELISA ARANGO HERRERA
Decedent

NOTICE TO CREDITORS

The administration of the estate of DORA ELISA ARANGO HERRERA, deceased, whose date of death was February 8, 2025; File Number 25-CP-001699, 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 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 May 23, 2025.

Personal Representative:
NATALIA ANDREA PALACIO ARANGO
1411 McGee Road
Plant City, FL 33565

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
Eserviceforallattorneyslisted above:
GADeservice@GendersAlvarez.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002509
Division A

IN RE: ESTATE OF
CYNTHIA WILLIS
Deceased.

AMENDED 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 CYNTHIA WILLIS, deceased, File Number 24-CP-002509, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601; that the decedent's date of death was June 10, 2024; that the total value of the estate is $38,256.49 and that the names and addresses of those to whom it has been assigned by such order are:

SEAN WILLIS 1309 Willow Valley Drive Brandon, FL 33510

JOHN WILLIAM BOUGHTON III 1309 Willow Valley Drive Brandon, FL 33510

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 May 23, 2025.

Person Giving Notice:
/s/ Sean Willis
SEAN WILLIS

Attorney for Person Giving Notice:
/s/ Danielle R. Faller
DANIELLE R. FALLER
Florida Bar No. 106324
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, FL 33510
Telephone: (813) 661-5297
Email: danielle@hemnesslaw.com
Secondary Email:
service@hemnesslaw.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-014424
Division: D P

OSCAR OSVALDO ORTIZ
Petitioner,

and

DIANA MOSKVIN
Respondent.

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

TO: DIANA MOSKVIN
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 OSCAR OSVALDO ORTIZ, whose address is 4445 Amberly Oaks Ct Tampa FL 33614 on or before 6/19/2025, and file the original with the clerk of this Court at 13th Judicial Circuit, 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: 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 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 May 14, 2025

Clerk of the Circuit Court

By: /s/ Mary Glover
Deputy Clerk

5/23-6/13/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No 25-DR-4821
Div B

MORENO ZELEDON, ERENIA DE SUYAPA
Petitioner,

vs.

TORREZ RAMIREZ, JERSOL BAYARDO
Respondent.

NOTICE OF ACTION

TO: JERSOL BAYARDO TORREZ RAMIREZ, Address Unknown

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on **Taino Law Group at 1107 E Jackson St, Ste 107, Tampa FL 33602** on or before 6/4/2025 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated 4/29/2025

Victor Crist
Clerk of the Circuit Court

By: s/ Jennifer Taylor
Deputy Clerk

5/23-6/13/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File Number: 25-CP-000329
Division: A

IN RE: ESTATE OF
MINDY LEE HARRELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mindy Lee Harrell deceased, File Number: 25-CP-000329, whose date of death was August 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602, Probate Division. 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 May 23, 2025.

Personal Representative:
REBECCA LEE STORM
18320 Crawley Road
Odessa, Florida 33556
(727) 286-1556

Attorney for Personal Representative:
Aaron W. Saoud, Esquire
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Boulevard, Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 24-CP-003922
Division: B

IN RE: ESTATE OF
STEPHEN MICHAEL BURCH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Stephen Michael Burch, deceased, File Number: 24-CP-003922, whose date of death was August 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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 May 23, 2025.

Personal Representatives:
Mary Jones
2300 Merchant Dr., Apt. No. 11
Knoxville, TN 37912

Cynthia Hayes
2300 Merchant Dr., Apt. No. 11
Knoxville, TN 37912

Attorney for Personal Representatives:
Kelly B. McGill, Esq.
Florida Bar Number: 1050006
AWS Law Firm
2202 N. Westshore Blvd., Ste. 200
Tampa, FL 33607
Telephone: (813) 922-5293
Email: kellym@awslaw.org
Secondary Email: service@awslaw.org

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-000123
DIVISION: A
Florida Bar #308447

IN RE: ESTATE OF
LARRY L. ROSENAU,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LARRY L. ROSENAU, deceased, Case Number 25-CP-000123, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is May 23, 2025.

Personal Representative:
DAVID LEE ROSENAU
626 Limona Woods Drive
Brandon, FL 33510

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

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
Case No.: 25-CP-1550
Division: A

In Re: The Estate of
DIANE HOWE EBERLY,
Decedent.

NOTICE TO CREDITORS

The administration of the estate of Diane Howe Eberly, deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602.

The 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 which 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 May 23, 2025.

Personal Representative:
Jessica Lyn Eberly
3105 Tarabrook Drive
Tampa, FL 33618

Attorney for Personal Representative:
JOSEPH R. KALISH, P.A.
18960 N. Dale Mabry Highway
Lutz, FL 33548
(813) 962-8685
josephkalish@aol.com
Florida Bar No. 174191

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000607

IN RE: THE ESTATE OF
WILLIE C. JONES
Deceased.

NOTICE TO CREDITORS

The administration of the estate WILLIE C. JONES deceased, is pending in the Circuit Court for HILLSBOROUGH County, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 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 May 23, 2025.

Signed on this 3rd day of February, 2025.

Personal Representative:
/s/ Wanda Harris Watson
WANDA HARRIS WATSON
1908 East Louisiana Avenue
Tampa, FL 33610

Attorney for Personal Representative:
/s/ Kaydell Wright-Douglas, Esq.
KAYDELL WRIGHT-DOUGLAS, ESQ.
Florida Bar No.: 139930
KAYDELL WRIGHT-DOUGLAS, P.A.
110 North Armenia Avenue, Suite A
Tampa, FL 33609
Telephone: (813) 254-4623
Facsimile: (813) 251-5373
E-mail: kwdouglas@kwdesqpa.com

5/23-5/30/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
Case No.: 2024-CC-032825

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

v.

SHIRROD KELSEY and
TERENESHIA CIERRA KELSEY,
Defendant(s).

NOTICE OF ONLINE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsborough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 12, Block 1, Florablu Estates, according to the map or plat thereof, as recorded in Plat Book 137, Pages 165- I 69, inclusive, of the Public Records of Hillsborough County, Florida

Property Address: 124 Azul Drive, Seffner, FL 33584

at public sale to the highest bidder for cash, except as set forth hereinafter, on August 15, 2025 at 10:00 a.m. at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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 16th day of May, 2025.

/s/ JESSICA C. BURLEY, ESQ.
David J. Lopez, P.A.
PO Box 172717
Tampa, FL 33672-0717
Phone: (813) 229-0160
Fax: (813) 229-0165
Florida Bar No. 85801
jessica@davidlopezpa.com
Attorney for Plaintiff

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-006658
Division: B-P

(Continued on next page)

HILLSBOROUGH COUNTY

NAIDELIZ BONILLA CRANE,
Petitioner,
and
RYAN CRANE,
Respondent.

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

TO: RYAN CRANE
Last Known Address: 11401 Dr MLK Jr St N, Apt 2504, St. Petersburg, FL 33716

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 NAIDELIZ BONILLA CRANE, whose address is 1816 Inner Oak Circle, Apt 203, 33619 on or before 6/23/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 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 05/16/25
Clerk of the Circuit Court
By: /s/ Angel Waddell
Deputy Clerk
5/23-6/13/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-004306
UCN: 292025CA004306A001HC

PNR PROPERTIES, LLC, a Florida limited liability company,
Plaintiff,
vs.
Tia Marie Marshall, aka, Defranco, an individual, and Carly Jean Schultz, aka, Dickson, an individual,
Defendants.

NOTICE OF ACTION

TO: Tia Marie Marshall, aka, Defranco
1425 Monte Lake Dr.
Valrico, FL 33596-7160

YOU ARE NOTIFIED that an action for Defamation and Slander has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christopher M. Sierra, Esq., the Plaintiffs' attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771, on or before June 18, 2025 (date), and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and seal of the Court this 13th day of May, 2025.

Clerk of the Court
By Susan McDowell
As Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW
Case No.: 25-DR-003238
Division: C

IN THE INTEREST OF:
I. S.,
Minor Child

NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER

TO: NINA SHINGLEDECKER
Last Known Address: 14420 NE 189th Street, Fort McCoy, Florida 32134

YOU ARE NOTIFIED that an action has been filed against you for temporary custody by relative, and that you are required to serve a copy of your written defenses, if any, to this petition on Mary G. McDermott, Esq., whose address is 710 Oakfield Drive, Suite 254, Brandon, FL 33511 on or before 6/19/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 5/14/2025
Clerk of The Circuit Court
By: /s/ John Rollo
Deputy Clerk
5/16-6/6/25LG 4T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-003683
DIVISION: C

Ana Maria De La Rosa,
Petitioner,
Vs.
Devenice M. Ayala-Lopez,
Jason Anthony Jenkins,
Francis Eduard Roman Jr.,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Devenice M. Ayala-Lopez, Respondent/Mother
whose last known address is: 8202 Donaldson Dr., Tampa, FL 33615

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Children by Extended Family has been filed against you by Ana Maria De La Rosa, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 6/19/2025; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and the seal of said Court on May 14, 2025.

Victor D. Crist
Clerk of the Circuit Court
By: s/ Erma Yerdon
Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-003683
DIVISION: C

Ana Maria De La Rosa,
Petitioner,
Vs.
Devenice M. Ayala-Lopez,
Jason Anthony Jenkins,
Francis Eduard Roman Jr.,
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Jason Anthony Jenkins, Respondent/Father
whose last known address is: 5050 Asbury Parke Dr., Unit #216, Lakeland, FL 33805

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

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 6/19/2025; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and the seal of said Court on May 14, 2025.

Victor D. Crist
Clerk of the Circuit Court
By: s/ Erma Yerdon
Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 23-DP-678
DIVISION: C

IN THE INTEREST OF:
C.E. DOB: 10/8/2023
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ASIEL LABRADOR DOB: 8/04/1989
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 child for adoption: C.E. born on 10/8/2023. You are hereby commanded to appear on June 30, 2025, at 9:55 AM, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street 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 within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 12th day of May, 2025.

Victor Crist, Clerk of Court
By: s/ Santiago Zambrano
As Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICICAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-004306
UCN: 292025CA004306A001HC

PNR PROPERTIES, LLC, a Florida limited liability company,
Plaintiff,
vs.
Tia Marie Marshall, aka, Defranco, an individual, and Carly Jean Schultz, aka, Dickson, an individual,
Defendants.

NOTICE OF ACTION

TO: Carly Jean Schultz, aka, Dickson
1425 Monte Lake Dr.
Valrico, FL 33596-7160

YOU ARE NOTIFIED that an action for Defamation and Slander has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christopher M. Sierra, Esq., the Plaintiffs' attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771, on or before June 18, 2025 (date), and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and seal of the Court this 13th day of May, 2025.

Clerk of the Court
By Susan McDowell
As Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICICAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-004306
UCN: 292025CA004306A001HC

PNR PROPERTIES, LLC, a Florida limited liability company,
Plaintiff,
vs.
Tia Marie Marshall, aka, Defranco, an individual, and Carly Jean Schultz, aka, Dickson, an individual,
Defendants.

NOTICE OF ACTION

TO: Carly Jean Schultz, aka, Dickson
1425 Monte Lake Dr.
Valrico, FL 33596-7160

YOU ARE NOTIFIED that an action for Defamation and Slander has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Christopher M. Sierra, Esq., the Plaintiffs' attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771, on or before June 18, 2025 (date), and file the original with the clerk of this court either before service on the plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

WITNESS my hand and seal of the Court this 13th day of May, 2025.

Clerk of the Court
By Susan McDowell
As Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-006252
Division: C-P

EFRAIN RIVERA ROJA,
Petitioner,
and
ELIZABETH M SANTIAGO,
Respondent.

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

TO: ELIZABETH M SANTIAGO
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 EFRAIN RIVERA ROJA, whose address is 1345 W Main Street #709, Tampa, Florida 33607 on or before 6/16/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 May 9, 2025
Clerk of the Circuit Court
By: /s/ Chaunye Jones
Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-004733
Division: A

KLEISER GALLARDO CASTRO,
Petitioner
and
ODALKIS RODRIGUEZ CONTE,
Respondent.

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

TO: ODALKIS RODRIGUEZ CONTE
Last Known Address:
Calle Independencia NR 51 A
Holguin, Holguin Cuba

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 KLEISER GALLARDO CASTRO, whose address is 1309 Bates St, Brandon FL 33510 on or before 6/11/25, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 5/6/25
Clerk of the Circuit Court
By: /s/ Mirian Roman-Perez
Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-006213
Division: D-P

YARITZA NUNEZ MARTINEZ,
Petitioner,
and
WALTER TERZA,
Respondent.

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

TO: WALTER TERZA
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 YARITZA NUNEZ MARTINEZ, whose address is 5820 N Church Ave Unit 319, Tampa, FL 33614 on or before 6/13/25, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 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 May 8, 2025
Clerk of the Circuit Court
By: /s/ Jessica Saladin
Deputy Clerk
5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 21-DP-372
DIVISION: D

IN THE INTEREST OF:
J.D.S. DOB: 9/29/2015
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: JOHN SMOKES DOB: 9/15/1980
Last Known Address: 10616 N 26th St., Tampa, FL 33612

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.D.S. born on 9/29/2015. You are hereby commanded to appear on June 24, 2025 at 11:00 AM before the Honorable Lisa D. 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 within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

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

Victor D. Crist, Clerk of Court
By: s/ Pamela Hendry
As Deputy Clerk
5/9-5/30/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-005805
Division: C-P

SANDRA CAROLINA HERNANDEZ LOPEZ,
Petitioner,
and
ALBERTO MEDINA SANTOS
Respondent.

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

TO: ALBERTO MEDINA SANTOS
Last Known Address: Colonia Eli Hogar Casa 7, Tegucigalpa, Honduras

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 SANDRA CAROLINA HERNANDEZ LOPEZ, whose address is 4023 N Armenia Ave, Tampa, FL 33607 on or before 6/6/25, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 May 1, 2025
Clerk of the Circuit Court
By: /s/ Mary Glover
Deputy Clerk
5/9-5/30/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-005554
Division: C-P

TANGIE PERKINS,
Petitioner
and
FRANCIS OKOJIE
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: FRANCIS OKOJIE
Last Known Address:
Sakota Hwy, The Gambia

YOU ARE NOTIFIED that an action for Divorce has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on TAN-

(Continued on next page)

HILLSBOROUGH COUNTY

GIE PERKINS, whose address is 802 Oakgrove Dr Apt 147, Brandon, FL 33510, on or before 6/9/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 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 May 2, 2025

Clerk of the Circuit Court

By: /s/ Erma Yerdon
Deputy Clerk

5/9-5/30/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000977
Division A

IN RE: GUARDIANSHIP OF
MADELYN ROSE WOODARD
A minor Ward.

NOTICE OF ACTION

TO DAVID LEAON WOODARD JR,
Respondent, and to all parties claiming interest by, through, under or against Respondent.

YOU ARE NOTIFIED that you have been designated as an interested party as the putative father in a legal proceeding filed under the Guardianship of Madelyn Rose Woodard, a minor.

The action was instituted in the Thirteenth Judicial Circuit Court, Hillsborough County, Florida, and is captioned In Re: Guardianship of Madelyn Rose Woodard.

You are required to serve a copy of your written defenses, if any, to the action on Cynthia Petitjean Esq, Petitioner's attorney, whose address is 1306 Thonotosassa Road, Plant City, Florida 33563, on or before June 9,2025 (no sooner than 28 days from the expected first publication date of May 9, 2025), and file the original with the clerk of this court either before service on June 9, 2025 or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiffs interest which will be binding upon you.

DATED 5/1/2025

Victor Crist
Clerk of the 13th Judicial Circuit Court
Hillsborough County, Florida

By Ryan Marsh
Deputy Clerk

5/9-5/30/25 4T

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000329-AX
Division Probate

IN RE: ESTATE OF
RAYMOND P. LANCZKI,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RAYMOND P. LANCZKI, deceased, whose date of death was May 30, 2024; File Number 2025-CP-000329-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 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 May 30, 2025.

Personal Representative:
GHISLAINE P. LANCZKI
4179 66th Street Circle West
Bradenton, FL 34209

Attorney for Personal Representative:
Chris M. Vorbeck
Email: vorblaw@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

5/30-6/6/25LG 2T

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2024-CC-003132

DEL WEBB AT LAKEWOOD RANCH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

GINGER GERTON,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on May 19, 2025 by the County Court of Manatee County, Florida, the property described as:

Lot 728, DEL WEBB, PHASE III, SUBPHASES 3A, 3B & 3C, according to the plat thereof, as Recorded in Plat Book 64, Page(s) 97 through 107, Public Records of Manatee County, Florida.

will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realforeclose.com on June 25, 2025.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.

/s/ Niurka F. Asmer
Niurka F. Asmer, Esquire
Florida Bar No: 370680
nasmer@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Attorney for Plaintiff

5/30-6/20/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1095

IN RE: ESTATE OF
DUANE L. SANDMEYER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DUANE L. SANDMEYER, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, P.O. Box 3000, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
AMY SANDMEYER
1413 Evans Avenue
Danville, IL 61832

Attorney for Personal Representative:
HARLEY HERMAN
Florida Bar Number 252311
hh@hermanandhermanesq.com
PO Box 3455
Plant City, FL 33563
Telephone: 813 704-6892
Fax: 813 200-3665

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY, FLORIDA
TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE,
Plaintiff,
vs.
GUILLARO WORLDWIDE ENTERPRISES LLC; et al.,
Defendants. Case No: 2024 CA 001223

MANATEE COUNTY

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated April 30, 2025, and entered in Case No. 2024 CA 001223 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, is the Plaintiff and GUILLARO WORLDWIDE ENTERPRISES LLC; BERNY MULLAPPALLY and TIM VENUS, are Defendants, Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on June 18, 2025 the following described property set forth in said Final Judgment, to wit:
LOT 4, BLOCK 10, HOLMES BEACH, 33RD UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 108, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Commonly known as: 214 85th St., Holmes Beach, FL 34217
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 May 21, 2025
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711.
11080-1014418

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004046CAAXMA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
SETH QUINTO ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of May, 2025, and entered in Case No. 2023CA004046CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and SETH QUINTO; UNKNOWN SPOUSE OF JOHN A. CHAMBERLAIN; AMERICAN EXPRESS NATIONAL BANK and MV REALTY PBC, LLC; are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 24th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 16, BLOCK G, BALLENTINE MANOR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 136, SUBJECT TO AIRSPACE EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 18, 2004, UNDER O.R. BOOK 1934, PAGE 6991, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 19th day of May, 2025.
By: /S/ CHRISTINE HALL
Liana R. Hall
Bar No. 73813
Christine Hall
Bar No. 103732
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
11080-1014237

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-000770

THE RESIDENCES AT CROSSCREEK HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

LILIANA P. BARROS ESPINOSA, A SINGLE WOMAN AND EUDOMARIO RIOS TORRES, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
Defendant.

MANATEE COUNTY

NOTICE OF ACTION

TO: LILIANA P. BARROS ESPINOSA
3771 Manorwood Loop
Parrish, FL 34219

You are notified that an action to foreclose a lien on the following property in Manatee County, Florida:

Lot 15, Block 34, CROSSCREEK PHASE I-A, according to the Plat thereof, as recorded in Plat Book 53, Page 97, of the Public Records of Manatee County, Florida.

Commonly known as 3771 Manorwood Loop, Parrish, FL 34219, 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 30 days from the first date of publication 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 a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

Dated 5/16/2025

Angelina "Angel" Colonneso
Clerk of Court and Comptroller
Manatee County, Florida

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000035-AX

IN RE: ESTATE OF
JEAN HERBALY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEAN HERBALY, deceased, whose date of death was January 31, 2018, 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 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 May 23, 2025.

Personal Representative:
JASON TYLER MILBURN
921 Faith Cir. E, Lot 59
Bradenton, FL 34212

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

5/23-5/30/25LG 2T

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2024-CC-000947

BRADENTON TROPICAL PALMS, INC.,
Plaintiff,

vs.

JOANN KOEHLER AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST PAUL C. KOEHLER,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Motion to Reset the Foreclosure Sale entered in this cause on May 13, 2025, by the County Court of Manatee County, Florida, the property described as:

Unit #2405 17 SLW of BRADENTON TROPICAL PALMS, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease in Official Records Book 1539, Pages 729 through 785, of the Public Records of Manatee County, Florida.

will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realforeclose.com on June 18, 2025.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.

/s/ Niurka F. Asmer
Niurka F. Asmer, Esquire
Florida Bar No: 370680
nasmer@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Attorney for Plaintiff

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No: 2025DR874

BRYAN DEMOND BELVIN,
Petitioner,
and
APRIL MONIQUE GREEN,
Respondent.

NOTICE OF ACTION FOR PETITION TO DETERMINE PATERNITY AND OTHER RELATED RELIEF

TO: APRIL MONIQUE GREEN
Address: Unknown

YOU ARE NOTIFIED that an action for Petition to Determine Paternity and Other Related Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on O. Kim Byrd, Esq., counsel for Petitioner, Bryan Demond Belvin, whose address is 3690 W Gandy Blvd, Ste 102, Tampa, FL 33611 on or before 06/20/2025 and 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.**

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

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

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

Dated 05/09/2025

Clerk of the Circuit Court

By: s/ Illegible
Deputy Clerk

5/16-6/6/25LG 4T

ORANGE COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT,
IN AND FOR ORANGE COUNTY, FLORIDA
Vistana Spa Condominium Association, Inc., a Florida Corporation
Plaintiff,
vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Paul J. Sroka, deceased, et al.
Defendants. Case No.: 2025-CA-003089-O
Division: 35
Judge Margaret H. Schreiber

_____/
PUBLISH 2 CONSECUTIVE WEEKS
NOTICE OF ACTION AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST PAUL J. SROKA, DECEASED
To:
ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST PAUL J. SROKA, DECEASED
82 TEE JAY DR.
SEEKONK, MA 02771-3319
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER

(Continued on next page)

ORANGE COUNTY

CLAIMANTS, BY, THROUGH, UNDER OR AGAINST PAUL J. SROKA, DECEASED, and all parties having or claiming to have any right, title or interest in the property herein described;

YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Orange County, Florida:

Unit Week 46, in Unit 647, in Vistana Spa Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3677, Page 0335, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration')

Contract No.: 0647-46A-305105

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

WITNESS my hand and seal of this Court on the 9th day of May, 2025.

TIFFANY MOORE RUSSELL

CLERK OF THE CIRCUIT COURT

ORANGE COUNTY, FLORIDA

By: /s/ Brian Williams

Deputy Clerk

NOTICE TO PERSONS WITH DISABILITIES

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, 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.

FOR PUBLICATION – RETURN TO COPY:

THE MANLEY LAW FIRM LLC

11080-1014130

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT,

IN AND FOR ORANGE COUNTY, FLORIDA

Palm Financial Services, LLC

Plaintiff,

vs.

Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Mathew C. McDermott, deceased, et al.

Defendants. Case No.: 2025-CA-003296-O

Division: 39

Judge Michael Deen

_____/

PUBLISH 2 CONSECUTIVE WEEKS

NOTICE OF ACTION AGAINST DEFENDANT ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MATHEW C. MCDERMOTT, DECEASED

To:

ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MATHEW C. MCDERMOTT, DECEASED

501 E. WALNUT ST.

LEWISTOWN, PA 17044-1541

UNITED STATES OF AMERICA

and all parties claiming interest by, through, under or against Defendant(s) ANY AND ALL UNKNOWN PARTIES WHO CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, PERSONAL REPRESENTATIVES, ADMINISTRATORS OR AS OTHER CLAIMANTS, BY, THROUGH, UNDER OR AGAINST MATHEW C. MCDERMOTT, DECEASED, and all parties having or claiming to have any right, title or interest in the property herein described;

YOU ARE NOTIFIED that an action to enforce a lien on the following described property in Orange County, Florida:

An undivided 1.2279% interest in Unit 112D of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

Contract No.: 9036699.0

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

WITNESS my hand and seal of this Court on the 9th day of May, 2025.

TIFFANY MOORE RUSSELL

CLERK OF THE CIRCUIT COURT

ORANGE COUNTY, FLORIDA

By: /s/ Charlotte Appline

Deputy Clerk

NOTICE TO PERSONS WITH DISABILITIES

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, 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.

FOR PUBLICATION – RETURN TO COPY:

THE MANLEY LAW FIRM LLC

11080-1014129

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of HPC Developer,LLC, a Delaware limited liability company has been instituted on the following Timeshare Ownership Interest at Hyatt Portfolio Club described as: VOI Number(s): (See Exhibit A- VOI), VOI Type (See Exhibit A-Type), Number of VOI Ownership Points (See Exhibit A-Points) in the HPC Club Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ('Declaration'), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Curtis Begay, 8814 W EDGEMONT AVE., Phoenix, AZ 85037 and Ilene Tate Begay, 8814 W EDGEMONT AVE., Phoenix, AZ 85037; VOI: 50-14989; TYPE: Even; POINTS: 660; TOTAL: $12,522.70; PER DIEM: $3.68; NOTICE DATE: May 13, 2025 OBLIGOR: Shirald Dean Hendrix, 479 COUNTY ROAD 367, Hondo, TX 78861 and Brandi Renee Hendrix, 479 COUNTY ROAD 367, Hondo, TX 78861; VOI: 50-15053; TYPE: Annual; POINTS: 801; TOTAL: $20,528.23; PER DIEM: $6.35; NOTICE DATE: May 13, 2025 OBLIGOR: David Freeman, 10069 RICHFIELD ST, Commerce City, CO 80022; VOI: 50-15217; TYPE: Even; POINTS: 660; TOTAL: $11,181.10; PER DIEM: $3.39; NOTICE DATE: May 13, 2025 OBLIGOR: Cesar Ornelas, 4235 FM 556, Pittsburg, TX 75686 and Rosalinda Juarez Ornelas, 4235 FM 556, Pittsburg, TX 75686; VOI: 50-15276; TYPE: Annual; POINTS: 840; TOTAL: $23,947.09; PER DIEM: $7.38; NOTICE DATE: May 13, 2025 OBLIGOR: Delma Luz Sabado, 1124 LASSEN PEAK PLACE, Chula Vista, CA 91913 and Policarpo T. Sabado, 1124 LASSEN PEAK PLACE, Chula Vista, CA 91913; VOI: 50-15362; TYPE: Annual; POINTS: 1100; TOTAL: $32,830.09; PER DIEM: $9.74; NOTICE DATE: May 13, 2025 File Numbers: 24-017319, 25-002792, 25-002796, 25-002797, 24-017323

MDK-27061

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE

CONTRACT NO.: 50-1135

FILE NO.: 24-017945

HPC OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT,

Lienholder,

vs.

MATTHEW WALTER STOUT; DAVID LEE WEBER

Obligor(s)

_____/

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING

TO: Matthew Walter Stout

636 SYMPHONY WOODS DR

Silver Spring, MD 20901

David Lee Weber

636 SYMPHONY WOODS DR

Silver Spring, MD 20901

YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Hyatt Portfolio Club described as:

VOI Number 50-1135, an Annual Type, Number of VOI Ownership Points 1450 in the HPC Vacation Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ("Declaration"), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto. The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of $3,435.29, plus interest (calculated by multiplying $1.09 times the number of days that have elapsed since April 11, 2025), 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. 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

11080-1014034

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of HPC Owners' Association, Inc., a Florida corporation not-for-profit has been instituted on the following Timeshare Ownership Interest at Hyatt Portfolio Club described as: VOI Number(s): (See Exhibit A- VOI), VOI Type (See Exhibit A-Type), Number of VOI Ownership Points (See Exhibit A-Points) in the HPC Club Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ('Declaration'), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto. The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, 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: Robert Daniel Frias, 1070 MEARNS MEADOW BLVD, Austin, TX 78758 and Beverly Brusselback Frias, 1070 MEARNS MEADOW BLVD, Austin, TX 78758; VOI: 50-12792; TYPE: Annual; POINTS: 1000; TOTAL: $8,052.00; PER DIEM: $1.98; NOTICE DATE: May 7, 2025 OBLIGOR: Devon R. Lahar as trustee of The Scufflechuck Trust, dated June 3, 2017, 712 WILCREST, BOX 3100, Houston, TX 77042 and Richard H. Barrett as trustee of The Scufflechuck Trust, dated June 3, 2017, 712 WILCREST, BOX 3100, Houston, TX 77042; VOI: 50-6621; TYPE: Annual; POINTS: 1100; TOTAL: $4,698.88; PER DIEM: $0.84; NOTICE DATE: May 7, 2025 File Numbers: 24-018036, 24-017990

MDK-27060

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Vistana Development, 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 Fountains II Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 4598, Page 3299, 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 make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: M. A. Whalen-Peterson, 60 BAYVIEW AVE, East Islip, NY 11730-3120 and Robert C. Peterson, 60 BAYVIEW AVE, East Islip, NY 11730-3120; WEEK: 43, 47; UNIT: 1704, 1463; TYPE: Annual, Annual; TOTAL: $25,905.92; PER DIEM: $8.04; NOTICE DATE: May 8, 2025 File Numbers: 25-002135

MDK-27064

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of VSE Vistana Villages, Inc. f/k/a SVO Vistana Villages, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Amelia Resort Condominium described as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Amelia Resort Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 9231, Page 0884, 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 make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of 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 Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Daniel Davalos, 8633 PLANTATION DR, Texas City, TX 77591 and Norma Davalos, 8633 PLANTATION DR, Texas City, TX 77591; VOI: 50-12560; TYPE: Annual; POINTS: 2201; TOTAL: $46,969.20; PER DIEM: $14.53; NOTICE DATE: May 13, 2025 OBLIGOR: Carlten Lee Penoyer, 7716 BOGART DRIVE, North Fort Myers, FL 33917 and Gwendolyn P. Penoyer, 7716 BOGART DRIVE, North Fort Myers, FL 33917; VOI: 50-12592; TYPE: Annual; POINTS: 1000; TOTAL: $21,607.95; PER DIEM: $6.65; NOTICE DATE: May 13, 2025 OBLIGOR: Sylvester James Carter, 2655 EDISON AVE, Granite City, IL 62040 and Quentella Lyles, 2655 EDISON AVE, Granite City, IL 62040; VOI: 50-12688; TYPE: Annual; POINTS: 1000; TOTAL: $19,290.60; PER DIEM: $5.90; NOTICE DATE: May 13, 2025 OBLIGOR: Tracie Roberson, 319 CHLOE HTS, San Antonio, TX 78253; VOI: 50-14981; TYPE: Annual; POINTS: 500; TOTAL: $12,523.15; PER DIEM: $4.23; NOTICE DATE: May 13, 2025 OBLIGOR: Jose Manuel Rojas, 10567 DUNAWAY DR, Dallas, TX 75228 and Marilyn Jessica Rojas, 10567 DUNAWAY DR, Dallas, TX 75228; VOI: 50-15060; TYPE: Annual; POINTS: 500; TOTAL: $14,085.25; PER DIEM: $4.32; NOTICE DATE: May 13, 2025 File Numbers: 25-002775, 25-002777, 25-002779, 25-002791, 25-002793

MDK-27062

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of HPC Developer,LLC, a Delaware limited liability company has been instituted on the following Timeshare Ownership Interest at Hyatt Portfolio Club described as: VOI Number(s): (See Exhibit A- VOI), VOI Type (See Exhibit A-Type), Number of VOI Ownership Points (See Exhibit A-Points) in the HPC Club Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ('Declaration'), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Dionne L. Young, 7 SW 13TH STREET, Deerfield Beach, FL 33441; VOI: 50-12581; TYPE: Annual; POINTS: 1500; TOTAL: $27,929.70; PER DIEM: $7.87; NOTICE DATE: May 13, 2025 OBLIGOR: Virginia G. Valdez, 1844 LOST TRAIL, Pleasaton, TX 78064; VOI: 50-12798; TYPE: Annual; POINTS: 500; TOTAL: $12,558.89; PER DIEM: $3.89; NOTICE DATE: May 13, 2025 OBLIGOR: Corina Andrus, 19039 KEYTURN LN, Humble, TX 77346; VOI: 50-13234; TYPE: Annual; POINTS: 660; TOTAL: $16,149.43; PER DIEM: $4.97; NOTICE DATE: May 13, 2025 OBLIGOR: Christen Joyce Clark, 3707 NORTHWEST PARKWAY, Dallas, TX 75225; VOI: 50-14794; TYPE: Annual; POINTS: 660; TOTAL: $17,255.28; PER DIEM: $5.14; NOTICE DATE: May 13, 2025 OBLIGOR: Courtney Ann Davison, 315 ANSLEY DR, Athens, GA 30605 and Brian Eric Davison Jr., 315 ANSLEY DR, Athens, GA 30605; VOI: 50-14884; TYPE: Annual; POINTS: 1000; TOTAL: $25,309.07; PER DIEM: $8.62; NOTICE DATE: May 13, 2025 File Numbers: 25-002776, 25-002780, 25-002782, 24-017317, 25-002790

MDK-27066

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of HPC Developer,LLC, a Delaware limited liability company has been instituted on the following Timeshare Ownership Interest at Hyatt Portfolio Club described as: VOI Number(s): (See Exhibit A- VOI), VOI Type (See Exhibit A-Type), Number of VOI Ownership Points (See Exhibit A-Points) in the HPC Club Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ('Declaration'), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Maryann Varner, 10912 HIDDEN HILLS CT, Fort Myers, FL 33903; VOI: 50-15389; TYPE: Annual; POINTS: 720; TOTAL: $10,152.94; PER DIEM: $2.95; NOTICE DATE: May 13, 2025 OBLIGOR: Roberto Valentin Ojeda Jimenez, C/O THE TIMESHARE LAW FIRM, 3270 S HIGHWAY A1A SECOND, Melbourne Beach, FL 32951 and Blanca Nayeli Llamas Castellanos, C/O THE TIMESHARE LAW FIRM, 3270 S HIGHWAY A1A SECOND, Melbourne Beach, FL 32951; VOI: 50-15543; TYPE: Annual; POINTS: 1100; TOTAL: $29,687.50; PER DIEM: $8.82; NOTICE DATE: May 13, 2025 OBLIGOR: Adriana Barrera, 8 PIZARRO AVE, Rancho Viejo, TX 78575 and Enrique Villegas, 8 PIZARRO AVE, Rancho Viejo, TX 78575; VOI: 50-15552; TYPE: Annual; POINTS: 1000; TOTAL: $25,604.19; PER DIEM: $7.89; NOTICE DATE: May 13, 2025 OBLIGOR: Laura Lee Burks, 5414 FLORAL VALLEY LANE, Katy, TX 77449; VOI: 50-15594; TYPE: Annual; POINTS: 1000; TOTAL: $26,847.34; PER DIEM: $8.03; NOTICE DATE: May 13, 2025 OBLIGOR: Pamela Espurvoa Allen, 26520 FIRE DANCE, Boerne, TX 78006; VOI: 50-15701; TYPE: Annual; POINTS: 840; TOTAL: $21,242.46; PER DIEM: $6.63; NOTICE DATE: May 13, 2025 File Numbers: 25-002798, 25-002799, 25-002800, 24-017327, 25-002801

MDK-27063

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Vistana Condominium Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Vistana Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana

(Continued on next page)

ORANGE COUNTY

Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3167, Page 1201, 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 Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Luis M. Salas Jr., 8614 7TH AVE, Brooklyn, NY 11228-3504 and Jamie Salas, 8614 7TH AVE, Brooklyn, NY 11228-3504; WEEK: 15; UNIT: 0014; TYPE: ; TOTAL: $4,022.73; PER DIEM: $1.38; NOTICE DATE: May 7, 2025 OBLIGOR: Marion E. Gulley as Co-Trustee of the Gulley Family Trust dated August 30, 2006, 24 SAINT IVANS CIR UNIT 300, Bloomington, IL 61705-5739 and Terri L. Gulley as Co-Trustee of the Gulley Family Trust dated August 30, 2006, 24542 E ONTARIO DR, Aurora, CO 80016-4124; WEEK: 51; UNIT: 0050; TYPE: ; TOTAL: $4,022.65; PER DIEM: $1.38; NOTICE DATE: May 8, 2025 File Numbers: 25-003257, 25-003254
MDK-27065

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING

TO: (See Exhibit A – Obligor)

YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Vistana Lakes Condominium Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Vistana Cascades Condominium described as:

Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Cascades Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 5312, Page 2312, 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 Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

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: Juan Ortiz Jr., 1316 Tavernier Knoll Ln, Raleigh, NC 27603 and Karlo Joan Salmon Ortiz, 4730 JOHNSON ST, Hollywood, FL 33021-5316; WEEK: 07; UNIT: 1938; TYPE: Even Biennial; TOTAL: $3,492.11; PER DIEM: $0.81; NOTICE DATE: April 9, 2025

OBLIGOR: Kevin A. King, 2351 EISENHOWER AVE APT 2212, Alexandria, VA 22314-5374; WEEK: 01; UNIT: 2732; TYPE: Annual; TOTAL: $4,507.80; PER DIEM: $0.80; NOTICE DATE: April 8, 2025

File Numbers: 25-003291, 25-003321
11080-1014032

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Vistana Cascades Condominium Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Vistana Cascades Condominium described as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Cascades Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 5312, Page 2312, 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 Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Luis M. Salas Jr., 8614 7TH AVE, Brooklyn, NY 11228-3504 and Jamie Salas, 8614 7TH AVE, Brooklyn, NY 11228-3504; WEEK: 15; UNIT: 0014; TYPE: ; TOTAL: $4,022.73; PER DIEM: $1.38; NOTICE DATE: May 7, 2025 OBLIGOR: Marion E. Gulley as Co-Trustee of the Gulley Family Trust dated August 30, 2006, 24 SAINT IVANS CIR UNIT 300, Bloomington, IL 61705-5739 and Terri L. Gulley as Co-Trustee of the Gulley Family Trust dated August 30, 2006, 24542 E ONTARIO DR, Aurora, CO 80016-4124; WEEK: 51; UNIT: 0050; TYPE: ; TOTAL: $4,022.65; PER DIEM: $1.38; NOTICE DATE: May 8, 2025 File Numbers: 25-003257, 25-003254
MDK-27066

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Flex Collection, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Collection Vacation Ownership Plan described as: VOI Number: (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points: (See Exhibit A-Points), in the Flex Collection Trust and includes an equity interest in the Trust Association, together with its appurtenances including use rights in the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records at Document No. 20170606632, Public Records of Orange County, Florida, and all amendments and supplements thereto, and subject to that certain FLEX COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in Official Records at Document No. 20170606633, and further subject to the Vacation Ownership Documents, as defined in the Declaration, taxes and assessments for the current and subsequent years and conditions, restrictions, limitations, reservations, easements and other matters of record. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of 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 Edgecombe, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Josephine Sfeir, 7650 FALLSWOOD WAY, Lorton, VA 22079-1728; WEEK: 20; UNIT: 1878; TYPE: Odd Biennial; TOTAL: $1,557.07; PER DIEM: $0.32; NOTICE DATE: May 7, 2025 OBLIGOR: John S. Shiau, 761 PHELPS RD, Franklin Lakes, NJ 07417-1502; WEEK: 22, 01; UNIT: 1939, 1845; TYPE: Annual, Annual; TOTAL: $27,917.19; PER DIEM: $6.07; NOTICE DATE: May 8, 2025 File Numbers: 25-006132, 25-002136
MDK-27069

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Flex Collection, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Collection Vacation Ownership Plan described as: VOI Number: (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points: (See Exhibit A-Points), in the Flex Collection Trust and includes an equity interest in the Trust Association, together with its appurtenances including use rights in the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records at Document No. 20170606632, Public Records of Orange County, Florida, and all amendments and supplements thereto, and subject to that certain FLEX COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in Official Records at Document No. 20170606633, and further subject to the Vacation Ownership Documents, as defined in the Declaration, taxes and assessments for the current and subsequent years and conditions, restrictions, limitations, reservations, easements and other matters of record. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of 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. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, 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: Jimmy To, 260 SUNSET BLVD APT 7, Hayward, CA 94541-3871 and Eleanor Joy Artates To, 260 SUNSET BLVD APT 7, Hayward, CA 94541-3871; VOI: 524388-01; TYPE: Even Biennial; POINTS: 81000; TOTAL: $10,289.27; PER DIEM: $3.18; NOTICE DATE: May 7, 2025 File Numbers: 25-006152
MDK-27067

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of 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. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Michael John Torres Portalatin, 434 LUNA BELLA LN APT 107, New Smyrna, FL 32168-4535; VOI: 209057-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: $2,649.67; PER DIEM: $0.71; NOTICE DATE: May 7, 2025 OBLIGOR: Maxine M. Costa, AKA Maxine Costa, PO BOX 456, Ludlow, MA 01056-0456; VOI: 216772-01, 216772-02; TYPE: Annual, Annual; POINTS: 81000, 84000; TOTAL: $13,280.67; PER DIEM: $3.89; NOTICE DATE: May 12, 2025 OBLIGOR: Breint O'Neal Dacosta, 1132 ALYSUM AVE, Lawrenceville, GA 30045; VOI: 321072-01; TYPE: Annual; POINTS: 56300; TOTAL: $23,663.77; PER DIEM: $7.45; NOTICE DATE: May 7, 2025 File Numbers: 25-006165, 25-006173, 25-006433
MDK-27059

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025-CA-001364-O

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE CIM TRUST 2019-R3 MORTGAGE-BACKED NOTES, SERIES 2019-R3,
Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CARL HENDERSON, DECEASED; UNKNOWN SPOUSE OF CARL HENDERSON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CARL HENDERSON, DECEASED
Last Known Address: Unknown

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

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

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

LOT 2 BLOCK E, SILVER STAR ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Y, PAGE 39 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

This property is located at the street address of: 3207 Chariot Place, Orlando, FL 32818.

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

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204.

WITNESS my hand and the seal of the court on September 27, 2024.

Tiffany Moore Russell
Clerk of The Circuit Court

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Audrey J. Dixon, Esq.
Elizabeth A. Wulff, Esq.
MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: servicefl@mtglaw.com

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO. 2024-CA-001955-O

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiffs,

v.

TRAVIS M. GLINTON, et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on April 17, 2025 in the above-captioned action, the following property situated in Orange County, Florida, described as:

LOT 55, HIDDEN LAKE RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 19 TO 21, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

shall be sold by the Clerk of Court, Tiffany Moore Russell, Esq., on the **16th day of July, 2025 on-line at 11:00 a.m. (Eastern Time) 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 this 23rd day of April, 2025

/s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd, Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com
ataylor@storeylawgroup.com
Attorneys for Plaintiff

5/23-5/30/25LG 2T

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CC-012534-O

BRECKENRIDGE LANDOWNERS ASSOCIATION, INC.
Plaintiff

vs.

PENNY HITCHCOCK, UNKNOWN SPOUSE OF PENNY HITCHCOCK, CARLOS POWELL, UNKNOWN SPOUSE OF CARLOS POWELL AND UNKNOWN PARTIES IN POSSESSION,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given that pursuant to the Final Judgment of Foreclosure dated May 9, 2025, in Case No. 2024-CC-012534-O, of the County Court in and for Orange County, Florida, in which BRECKENRDIGE LANDOWNERS ASSOCIATION, INC., is the Plaintiff and PENNY HITCHCOCK and CARLOS POWELL are the Defendants, the Clerk of the Court shall sell the property at public sale on July 14, 2025, online at 11:00 a.m., according to Administrative Order 201-01, at www.myorangeclerk.realforeclose.com, in accordance with F.S. Section 45.031. The following described property set forth in the Final Judgment::

Lot 107, BRECKENRIDGE PHASE 1, according to the plat thereof, recorded in Plat Book 64, Page(s) 74-81, of the Public Records of Orange County, Florida;

A/K/A

695 Longford Loop, Apopka, Florida 32703.

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, 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 May 14, 2025

/s/ Christina M. Locke, Esquire
CHRISTINA M. LOCKE, ESQUIRE
Florida Bar No. 124089
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

5/23-5/30/25LG 2T

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

File No. 2025-CP-001218-O

IN RE: ESTATE OF
KAHELEN LEIGH HARMON,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Kahelen Leigh Harmon, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 355, 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.

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Alyssa Tracy
1205 Sailfish Court
Oceanside, CA 92058

Attorney for Personal Representative:
/s/ Lakirah Kincy, Esq.
Lakirah Kincy, Esq.
Fla. Bar No.: 1023199
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
lakirah@zoeckleinlawpa.com
eservice3@zoeckleinlawpa.com
Tel: (813) 501-5071
Fax: (813) 925-4310

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001297-O
Division: 01

IN RE: ESTATE OF
CHARLES J. COOPER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHARLES J. COOPER, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this

(Continued on next page)

ORANGE COUNTY

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
/s/ MALIK COOPER
PSC 476 BOX 1771
FPO, AP 96322

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Florida Bar No. 116596
Email Address:
trwalser@floridaprobatefirm.com
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101
Boca Raton, FL 33487
Telephone: (561) 210-5500

5/23-5/30/25LG 2T

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

CASE NO.: 2024-CA-010754-O

MJCH ENTERPRISES LLC,
Plaintiff,
v.
THOMAS F. MCKEAN, ESTATE OF THOMAS F. MCKEAN, UNKNOWN HEIRS OF THOMAS F. MCKEAN, JAMES E. MCKEAN, GERALD R. MCKEAN, ESTATE OF GERALD R. MCKEAN, UNKNOWN HEIRS OF GERALD R. MCKEAN, ROBERT H. MCKEAN and JEANNETTE S. SCHNEIDER,
Defendants.

NOTICE OF ACTION

TO: THOMAS F. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

ESTATE OF THOMAS F. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

UNKNOWN HEIRS OF
THOMAS F. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

JAMES E. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

GERALD R. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

ESTATE OF GERALD R. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

UNKNOWN HEIRS OF
GERALD R. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

ROBERT H. MCKEAN
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

JEANNETTE S. SCHNEIDER
2907 AVENUE T, N.W.
WINTER HAVEN, FL 33881

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

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

ROCKET CITY UNIT 4A Z/110 A/K/A CAPE ORLANDO ESTATES UNIT 4A 1855/292 THE E 75 FT OF W 180 FT OF TR 51 PARCEL ID # 25-23-32-9632-00-513.

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 425 N Orange Ave, Orlando, FL 32801 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 12th day of May, 2025.

Tiffany Moore Russell
Clerk of the Circuit Court
Civil Division, 425 N. Orange Avenue, Room 350, Orlando, Florida 32801

By: /s/ Lauren Scheidt
As Deputy Clerk

Law Office of C.W. Wickersham, Jr., P.A.

5/23-6/13/25LG 4T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001549-O
Division: 09

IN RE: ESTATE OF
BRADLEY MICHAEL KWASTEL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BRADLEY MICHAEL KWASTEL, deceased, whose date of death was February 16, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 May 23, 2025.

Personal Representative:
/s/ JESSICA DUFFY
111 East 4th Street, Apt 1111
North Little Rock, AR 72114

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Florida Bar No. 116596
Email Address:
trwalser@floridaprobatefirm.com
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101
Boca Raton, FL 33487
Telephone: (561) 210-5500

5/23-5/30/25LG 2T

OSCEOLA COUNTY

NOTICE OF ACTION

RE: TIMESCAPE RESORTS, LLC
OSCEOLA County, Florida
Non-Judicial Timeshare foreclosure process

TO: Unit Owner(s)
Notice Address
Timeshare Interest
Amount due:

Zsa G Boykin and Roderick K Boykin
2722 Dayview Lane
Atlanta, GA 30349
2/9568 undivided tenant in common fee simple interest in Phase 5
$2,648.35

Valerie T Goolsby
295 Cottle Road
Ty Ty, GA 31795
4/11440 undivided tenant in common fee simple interest in Phase 1
$1,844.71

Jose C Carire Rodriguez
578 Cades Cove
Clarksville, TN 37042
4/13520 undivided tenant in common fee simple interest in Phase 2
$254.43

Colin G Webber
22 Caloola Road Unit 6
Tution Hill, NSW 021455 Australia
4/11440 undivided tenant in common fee simple interest in Phase 1
$949.26

Russell Miller
136 Bourbonniere
Rosemere, QC J7A 1W8 Canada
6/9568 undivided tenant in common fee simple interest in Phase 6
$2,576.05

Silvia Elena Lacretta Martinez and Maria Leticia Fernandez Buzon
Froilan Vazquez Lesema S/N C/Juan Zorrilla De San Marin
Canelones 9000 Uruguay
4/13520 undivided tenant in common fee simple interest in Phase 2
$4,146.25

Minor Barboza Esquivel and Xinia Maria Sancho Sanchez
Avenida 8 Calle 23-25
San Jose 10104 Costa Rica
6/9568 undivided tenant in common fee simple interest in Phase 6
$254.43

Tanya R McKee
3576 Walden Road
Gadsen, AL 35904
10/11440 undivided tenant in common fee simple interest in Phase 1
$8,622.47

Timothy J Snyder and Melissa A Cross
1611 SW 27th Steet
Lincoln, NE 68522
4/11440 undivided tenant in common fee simple interest in Phase 1
$6,259.74

Julio M Pagan Martis and Sharon Perez Perez
Calle 437 Blq 168 A 16
Villa Carolina, PR 00985
6/9568 undivided tenant in common fee simple interest in Phase 7
$6,949.39

Krista Michelle Wood and Bryan Thomas Wood
1451 Beacon Hill Drive
Highlands Ranch, CO 80126
6/9568 undivided tenant in common fee simple interest in Phase 7
$4,346.23

Patricia A Smith and David A Smith
120 Union Street
St Stevens, NB E3L 1V8 Canada
6/9568 undivided tenant in common fee simple interest in Phase 7
$3,240.90

Arnold B Meregillano and Virginia R Meregillano
255 Nordic Road, Apt 1E
Blomingdale, IL 60108
6/9568 undivided tenant in common fee simple interest in Phase 6
$5,121.07

Maria Leyla S Reyes Madero
921 Flower Fields Lane
Orlando, FL 32824
10/13520 undivided tenant in common fee simple interest in Phase 2
$4,133.58

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of a timeshare interest on a purchase money mortgage executed by you on the following described real property, located in OSCEOLA County, Florida, to-wit:

Undivided tenant in common fee simple interest in Phases (as set forth above) in CALYPSO CAY VACATION VILLAS, A TIMESHARE PLAN together with all appurtenances thereto, according and subject to the Declaration of Covenants, Conditions and Restrictions for CALYPSO CAY VACATION VILLAS, A TIMESHARE PLAN, as recorded in Official Records Book 2023, Page 342, of the Public Records of Osceola County, Florida and all amendments and exhibits thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.856, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the purchase money mortgage with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire

TRUSTEE FOR TIMESCAPE RESORTS, LLC

201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 27th day of May, 2025.

Thomas L Avrutis, Esquire, TRUSTEE

TRUSTEE for TIMESCAPE RESORTS, LLC

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA

CASE NO.: 49-2019-CA-003342

UNITED STATES OF AMERICA, acting through the United States Department of Agriculture, Rural Development, f/k/a Farmers Home Administration, a/k/a Rural Housing Service,
Plaintiff
vs.
APRIL HICKS; et al.,
Defendant(s).

NOTICE OF JUDICIAL SALE

NOTICE IS HEREBY GIVEN that pursuant to an Order of Final Judgment entered in the above styled case now pending in said court, the Clerk of the Courts shall sell the following described property at Public Sale on the **19th day of June, 2025** to the highest bidder for cash, all sales shall be conducted in **Suite 2600/Room #2602 of the Osceola County Courthouse, 2 Courthouse Square at 11:00 A.M EST**:

Lot 2, Block 530, of Poinciana Neighborhood 1, Village 2, according to the Official Plat thereof, as recorded in Plat Book 3, Pages 69 through 87 and corrected by Official Records Book 781, Page 1493, of the Public Records of Osceola County, Florida.

Which has the address of 833 Oglethorpe Ct., Kissimmee, FL 34758.

This Notice shall be published once a week for two (2) consecutive weeks in the LA GACETA. The second publication shall be at least 5 days before the sale.

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.

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.

THE GILCHRIST LAW FIRM, PA
Attorney for Plaintiff

/s/ Christina Vilaboe-Abel
Christina Vilaboe-Abel, Esq.
Florida Bar No.: 103186

5/23-5/30/25LG 2T

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025-CP-000346

IN RE: ESTATE OF SANDRA JO CLARK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sandra Jo Clark, deceased, whose date of death was November 21, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
Vickie Wilde
30 Hemple Road
Salem, NJ 08079

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@messinalawgroup.com
service@messinalawgroup.com

5/30-6/6/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 51-2025-CC-001509-AX-WS

EDGEWOOD AT RIVER RIDGE COUNTRY CLUB ASSOCIATION, INC.,
Plaintiff,
vs.
DANIEL THOMAS PARNOFIELLO and LINDSEY ANN TAYLOR ROSIN, husband and wife,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 22, 2025, by the County Court of Pasco County, Florida, the property described as:

Lot 98, Edgewood at River Ridge Country Club Phase 3, according to the map or plat thereof as recorded in Plat Book 38, Page(s) 36 through 38, inclusive, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 7445 Moorgate Court, New Port Richey, FL 34654.

will be sold by the Pasco County Clerk at public sale on July 1, 2025 at 11:00 A.M., electronically online at http://www.pasco.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 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/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
Attorneys for Plaintiff

5/30-6/6/25LG 2T

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

CASE NUMBER: 25-DR-2690

ALEXANDER E. SPRINGER,
Petitioner
and
SUZANA HOXHA,
Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: SUZANA HOXHA
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 ALEXANDER E. SPRINGER, 6535 Cabbage Ln, New Port Richey FL 34653 on or before 07/04/2025, and file the original with the clerk of this Court at 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.**

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 May 20, 2025

Clerk of the Circuit Court

By: /s/ Kaylen McCutcheon
Deputy Clerk

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000615

IN RE: ESTATE OF
ISMAEL JOSE COSS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ismael Jose Coss, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their clainls 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 May 30, 2025.

Personal Representative:
Diana Coss
5351 Braddock Drive
Zephyrhills, Florida 33541

Attorney for Personal Representative:
/s/ Anissa K. Morris
Attorney
Florida Bar Number: 0016184
SPINNER LAW FIRM, P.A.
2418 Cypress Glen Drive
Wesley Chapel, Florida 33544
Telephone: (813) 991-5099
Fax: (813) 991-5155
E-Mail: courtfilings@spinnerlawfirm.com
Secondary E-Mail:
amorris@spinnerlawfirm.com

5/30-6/6/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-004622

NORTH BUENA VISTA CIVIC ASSOCIATION, INC.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAMING BY, THROUGH, UNDER, OR AGAINST FRANCES M. GOLD, DECEASED, AND THE ESTATE OF FRANCES M. GOLD, DECEASED,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure, which was entered in this cause on May 18, 2025, by the County Court of Pasco County, Florida, the property described as:

LOT 575, BUENA VISTA THIRD ADDITION, according to map or plat thereof as recorded in Plat Book 5, Page 172, of the Public Records of Pasco County, Florida.

TOGETHER WITH MOBILE HOME ID #GD0CFL04839491A and #GD0CFL04839491B

and more commonly known as 2041 Speck Drive, Holiday, FL 34691

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 June 26, 2025.

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

If you are a person with a disability who needs an accommodation in order to 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,

(Continued on next page)

PASCO COUNTY

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/ Alexa Camareno Caldevilla, Esquire
Florida Bar No.: 1031636
acaldevilla@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

5/30-6/6/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-004621

BUENA VISTA CIVIC COUNCIL, INC.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAMING BY, THROUGH, UNDER, OR AGAINST LOIS J. ABEL, DECEASED, AND THE ESTATE OF LOIS J. ABEL, DECEASED,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure, which was entered in this cause on May 14, 2025, by the County Court of Pasco County, Florida, the property described as:

Lot #358 of BUENA VISTA SECOND ADDITION recorded in Plat Book 4, Page 108 of the Public Records of Pasco County, Florida.

TOGETHER with 1958 HENS MOBILEHOME, ID No. 42303CX, Title No. 50177277, RP No. 100-3RP-28

and more commonly known as 1843 Hoyle Drive, Holiday, FL 34691

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 June 26, 2025.

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

If you are a person with a disability who needs an accommodation in order to 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/ Alexa Camareno Caldevilla, Esquire
Florida Bar No.: 1031636
acaldevilla@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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025-CP-105-WS

IN RE: ESTATE OF
EVELYN JANE DURNAN, a/k/a
EVELYN J. GRIZZLE
Deceased

NOTICE TO CREDITORS

The administration of the estate of EVELYN JANE DURNAN, deceased, whose date of death was March 10, 2024, is pending in the circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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. 732.3311. The written demand must be filed with the clerk.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 30, 2025.

Personal Representative:
JOE VELEZ
7440 San Salvadore Drive
Port Richey, FL 34668

Attorney for Personal Representative:
Matthew D. Ellrod
6642 Rowan Road
New Port Richey, FL 34653
(727) 843-0566
Fla. Bar No. 377937
email: mattellrod@verizon.net

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2023CA003909CAAXES

MATILDE CATALINA BORBA-MCLOUGHLIN, Personal Representative of the ESTATE OF NELY BORBA ORSINI a/k/a NELY B. ORSINI,
Plaintiff,
vs.
NORA SOLIS n/k/a NORA MEDRANO, ET AL,
Defendants.

NOTICE OF FORECLOSURE SALE

Notice is hereby given that, pursuant to the Order or Final Judgment entered in this cause, in the Circuit Court of Pasco County, the Clerk of the Court, NIKKI ALVAREZ-SOWLES, ESQ., will sell the real property situated in Pasco County, Florida, described as:

The East 33.33 Feet of Lot 56 and the West 33.83 Feet of Lot 57, MARMOCE Subdivision, as above on map recorded in Plat Book 12, Page 70, Public Records of Pasco County, Florida

A/K/A: 37318 Marshall Drive, Dade City, Pasco County, Florida 33523

at public sale, to the highest and best bidder, for cash, on **June 13, 2025** by electronic sale beginning at **11:00 a.m.** at **www.pasco.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 60 days after the sale.

"In accordance with the American with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on the bottom of the notice. 1-800-955-8771 (TDD) or 1-800-955 (v) via Florida Relay Service."

DATED May 22, 2025

s/ Russell L. Cheatham
Russell L. Cheatham III
1120 Pinellas Bayway S, Ste 200
Tierra Verde, Florida 33715
(727) 346-2400; Fax: (727) 245-0975
FBN: 393630; SPN: 588016
Attorney for Plaintiff

5/30-6/6/25LG 2T

NOTICE OF APPLICATION RECEIVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 917663 from Palmetto Ridge Cattle Co. LLC, Attn: Shawn Riordan, PO Box 658, Floral City, FL 34436. Application received: 05/08/2025. Proposed activity: Roadway and Mass Grading. Project name: Palmetto Ridge Roadway Plan & Phase 1A Mass Grading – Major Mod. Project size: 293.80 acres Location: Section(s) 3 & 10 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

5/30/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025-CP-323-WS

IN RE: ESTATE OF
MARTIN F. ROY SR.,
Deceased

NOTICE TO CREDITORS

The administration of the estate of MARTIN F. ROY SR., deceased, whose date of death was 12-9-24, is pending in the circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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. 732.3311.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME 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 May 30, 2025.

Personal Representative:
MARTIN F. ROY JR.
7925 Shinn Drive
Columbus, GA 31909

Attorney for Personal Representative:
Matthew D. Ellrod
6642 Rowan Road
New Port Richey, FL 34653
(727) 843-0566
Fla. Bar No. 377937
email: mattellrod@verizon.net

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.
CASE No. 2023-CA-000686-CAAXWS
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
PLAINTIFF,
VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ARLINE A. MONACO (DECEASED), ET AL.
DEFENDANT(S).
_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 22, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on July 21, 2025, at 11:00 AM, at www.pasco.realforeclose.com for the following described property:
LOT 25, HILLANDALE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 108 AND 109, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By:
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
11080-1014664

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA003544CAAXWS
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DE-VISEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF JANINA MARIE RICCIARDI A/K/A JANINA RICCIARDI ET AL.,
DEFENDANTS.
AMENDED NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of May, 2025, and entered in Case No. 2023CA003544CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and CITY OF NEW PORT RICHEY; CHRISTOPHER ROBERT BAXLEY A/K/A CHRISTOPHER BAXLEY, FATHER AND NATURAL GUARDIAN OF DAVONTE MICHAEL RICCIARDI, A MINOR CHILD; GIOVANNI SOTO A/K/A GIOVANNI DAVID SOTO; THE CLERK OF THE COURT FOR PASCO COUNTY, FLORIDA; REGENCY PARK CIVIC AS-SOCIATION, INC.; STATE OF FLORIDA and UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JANINA MARIE RICCIARDI A/K/A JANINA RICCIARDI 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 A.M. on the 24th day of June, 2025, the following described property as set forth in said Final Judg-ment, to wit:
LOT 632, REGENCY PARK, UNIT FIVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 51, OF 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 20th day of May, 2025.
By: /s/ Christine Hall
Liana R. Hall
Bar No. 73813
Christine Hall
Bar No. 103732
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
11080-1014305

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000812CPAXWS

IN RE: ESTATE OF
JACK G. LOUPIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JACK G. LOUPIS, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Post Office Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
NOREEN L. LOUPIS
6249 Misty Meadow Loop
New Port Richey, Florida 34655

Attorney for Personal Representative:
S. Noel White
Florida Bar Number: 0823041
1108 S. Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail:
noel@clearwaterprobateattorney.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 512025DR01391ES
Division: K

MARY ADA MATTISON,
Petitioner,
and
JEVAUN ABRON JOHNSON,
Respondent.

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

TO: JEVAUN ABRON JOHNSON

(Continued on next page)

Notice of Default and Intent to Foreclose

To: All persons listed below, their guardians, heirs and assigns, record owners of the unit week(s) as showing below, all located in Pinellas County, Florida comprised of Unit Weeks as more particularly defined in and governed by that certain:

Declaration of Condominium for MARINER BEACH CLUB, a Condominium, recorded in O.R. Book 5259 at pages 2111, et seq. as set forth in Condominium Plat Book 54, Pages 82-84 inclusive, Public Records, Pinellas County, Florida.

You are hereby given Notice of Default and Intent to Foreclose on behalf of **MARINER BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation**. You may cure the default and redeem the timeshare interest by paying the amounts secured by the Association's lien on your unit week(s) as showing below in cash or certified funds to Timeshare Trustee at any time prior to the issuance of the Certificate of Sale.

Unit/ Week	Owner Name	Co-Owner Name	Address	Default Year	Amount Due	Per Diem
208-43	Jack W. Angleton		11695 E Cardinal Place, Floral City, FL 33436	2022	$5,290.64	$2.65
208-44	Jack W. Angleton		11695 E Cardinal Place, Floral City, FL 33436	2022	$5,290.64	$2.65
110-03	Harold Beyer	Sandy Beyer	BOX 232, Prairie City, IA 50228	2022	$2,645.32	$1.32
105-51	Ricardo Chaparro		P.O. Box 231803, Las Vegas, NV 89105	2022	$5,247.36	$2.62
105-52	Ricardo Chaparro		P.O. Box 231803, Las Vegas, NV 89105	2022	$5,247.36	$2.62
102-38	Barbara E. Brauner		6496 Kings Charter Road, Reynoldsburg, OH 43068	2022	$1,445.69	$0.72
102-38	June Rose McLoughlin		1159 Olney Drive, Columbus, OH 43227	2022	$1,445.69	$0.72
203-11	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	$10,352.39	$5.18
203-11	Susan Margaret Hallett Stubbs		947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	$10,352.39	$5.18
203-11	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	$10,352.39	$5.18
203-12	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	$10,352.39	$5.18
203-12	Susan Margaret Hallett Stubbs		947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	$10,352.39	$5.18
203-12	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	$10,352.39	$5.18
203-13	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	$10,352.39	$5.18
203-13	Susan Margaret Hallett Stubbs		947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	$10,352.39	$5.18
203-13	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	$10,352.39	$5.18
211-12	Steven Morley Hallett		7059 Estoril Road, Mississauga, Ontario, Canada L3N 1N3	2021	$10,352.39	$5.18
211-12	Susan Margaret Hallett Stubbs		947 Lovingston Crescent, Missauga, Ontario, Canada L4W 3V7	2021	$10,352.39	$5.18
211-12	Katherine Jeanne Hallett		1653 Stonehaven Drive, Mississauga, Ontario, Canada L5J 1E9	2021	$10,352.39	$5.18
203-27	David B. Spaethe	Sally L. Spaethe	301 Henly Rd S, Richmond, IN 47374	2022	$3,552.32	$1.78
203-28	David B. Spaethe	Sally L. Spaethe	301 Henly Rd S, Richmond, IN 47374	2024	$3,552.32	$1.78

If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in section 721.855, Florida Statutes. YOU HAVE THE RIGHT AS A MATTER OF LAW TO SEND TO THE TRUSTEE WRITTEN NOTICE THAT YOU OBJECT TO THIS PROCEDURE. UPON THE TRUSTEE'S RECEIPT OF YOUR OBJECTION, THE FORECLOSURE OF THE LIEN WITH RESPECT TO THE DEFAULT SPECIFIED IN THIS NOTICE SHALL BE SUBJECT TO THE JUDICIAL FORECLOSURE PROCEDURE ONLY. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you **will not** be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest by the TRUSTEE are insufficient to offset the amounts secured by the lien.

STAACK & SIMMS, PLLC, d/b/a
TIMESHARE TRUSTEE
51 S. MAIN AVENUE, SUITE 319
CLEARWATER, FL 33765
PHONE: (727) 441-2635
FAX: (727) 461-4836
Website: www.staacklaw.com

5/23-5/30/25LG 2T

PASCO COUNTY

Last known address: 1529 Mountain View Rd, Stafford, VA 22554

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 MARY ADA MATTISON, whose address is 3044 Shady Creek Dr, Zephyrhills, FL 33543 on or before 06/23/2025, 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 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 5/20/2025

Clerk of the Circuit Court

By: /s/ Rita Meyer
Deputy Clerk

5/23-6/13/25LG 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025CP000618CPAXES

IN RE: ESTATE OF
ALIX YVES BOURAND, SR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Alix Yves Bourand, Sr., deceased, whose date of death was December 10, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 37918 Meridian Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Christopher Bourand
9717 Beckham Street
Peyton, Colorado 80831

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

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000445

IN RE: ESTATE OF
JAMES FEW FINCH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of James Few Finch, deceased, whose date of death was December 4, 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 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served 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 May 23, 2025.

Personal Representative:
s/ David Finch
2617 Albion Farm Way
Duluth, GA 30097

Attorney for Personal Representative:
s/ Katie Everlove-Stone
Attorney
Florida Bar Number: 30271
5328 Central Avenue
St. Petersburg, FL 33707
Telephone: (727) 471-0675
Fax: (866) 326-7610
E-Mail: katie@everlovelegal.com

5/23-5/30/25LG 2T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-004195-ES

IN RE: ESTATE OF
DONALD RICHARD SCHMUCKER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DONALD RICHARD SCHMUCKER, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 30, 2025.

Signed on this 27th day of May, 2025.

Personal Representative:
/s/ WILLIAM P. PALMISANO, JR.
6400 East Chelsea Street
Tampa, Florida 33610

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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-000367-ES
DIVISION: 13

IN RE:
Estate of DENRY GAYLE,
Deceased.

NOTICE OF ADMINISTRATION / NOTICE TO CREDITORS

The Administration of the Estate of DENRY GAYLE, deceased, File Number 25-000367-ES, is pending in the Circuit Court for Pinellas County, FL, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, qualifications of the personal representative, venue or jurisdiction of this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the publication of this Notice is May 30 and June 6, 2025.

Personal Representative:
AMBER L. INMAN
400 North Ashley Drive, Suite 1700
Tampa, FL 33602

Attorney for Personal Representative:
AMBER L. INMAN, ESQUIRE
Kampf, Inman & Associates, P.A.
400 North Ashley Drive, Suite 1700
Tampa, FL 33602
Phone: (813) 241-0123
aliservice@defendfloridainsurance.com

5/30-6/6/25LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No. 25-002807-CO
County Civil Section 39

SANDINO & ASSOCIATES LLC,
Plaintiff,

vs.

DEBORAH THOMPSON, UNKNOWN SPOUSE OF DEBORAH THOMPSON, DOUGLAS G. THOMPSON, HELEN D. THOMPSON, STATE OF FLORIDA, and UNKNOWN TENANTS IN POSSESSION,
Defendants.

SECOND AMENDED NOTICE OF ACTION

TO: Unknown Spouse of Deborah Thompson, Douglas G. Thompson, and Helen D. Thompson.

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

(Parcel 1):
Lot 21, Block B, NEW HAVEN BEACH, according to the plat thereof recorded in Plat Book 20, Page 8, Public Records of Pinellas County, Florida.
Also known as 816 1st St., Indian Rocks Beach, Florida 33785

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Peter A. Tappert, Esq., Plaintiff's attorney, whose address is One SE Third Ave., Suite 1700, Miami, FL 33131, ptappert@wdpalaw.com, within thirty (30) days of the date of first publication of this Notice, 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 an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Office of Human Rights, by written or oral request, within seven days of the date but at least three (3) business days prior to the date the service is needed, at: 400 South Fort Harrison Avenue, Suite 500, Clearwater, Florida 33756, Phone: (727) 464-4880, TDD: (727) 464-4062; if you are hearing or voice impaired, call 711.

Dated 5/27/2025

Ken Burke
Clerk of Courts, Pinellas County, Florida

By: s/ Thomas Smith
Deputy Clerk

Weissman & Dervishi, P.A.
One SE 3rd Ave #1700, Miami, FL 33131

5/30-6/6/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

THE GABBER NEWSPAPER

Owner: Catherine Mary Salustri Loper
2908 Beach Blvd. S., Ste. B
Gulfport, FL 33707

5/30/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

BUSINESS LIFE MAGAZINE

Owner: Gulf Coast Brands LLC
3980 Tampa Road, Suite 205
Oldsmar, FL 34677

5/30/25LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-001473-ES

IN RE: ESTATE OF
PHILLIP DEAN CULLEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PHILLIP DEAN CULLEN, deceased, whose date of death was January 6, 2025; File Number 25-001473-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 30, 2025.

Signed on May 23, 2025.

Personal Representative:
/s/ KIM MICHAEL CULLEN

Attorneys for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302

5/30-6/6/25 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-002092-ES

IN RE: ESTATE OF
JAMES AUGUSTA WIGGINS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of James Augusta Wiggins, deceased, whose date of death was December 19, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N, St. Petersburg, Florida 33701. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is May 23, 2025.

Personal Representative:
Shirley Wiggins
1422 Admiral Woodson Lane
Clearwater, Florida 33755

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

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003633-ES
Division 003

IN RE: ESTATE OF
JUDITH A. DOWNIE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JUDITH A. DOWNIE, deceased, whose date of death was October 15, 2024, 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 Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
LEANNE M. ROHNER
4780 Dolphin Cay Lane S., #403
St. Petersburg, FL 33711

Attorney for Personal Representative:
Peter A. Rivellini
Attorney
Florida Bar Number: 0067156
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: peter@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

5/23-5/30/25LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-006276-CO

THE VILLAGE OF WOODLAND HILLS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

SHARENE O'DELL, a widow of JERRY D. O'DELL, who has a life estate, AMANDA O'DELL, as joint tenants with right of survivorship 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. 24-006276-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein THE VILLAGE OF WOODLAND HILLS ASSOCIATION, INC., a Florida not-for-profit corporation is Plaintiff, and SHARENE O'DELL, a widow of JERRY D. O'DELL, who has a life estate, AMANDA O'DELL, as joint tenants with right of survivorship and UNKNOWN TENANT, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on June 19, 2025, 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:

Lot 62, VILLAGE OF WOODLAND HILLS, UNIT 1, according to the map or plat thereof as recorded in Plat Book 89, Pages 20-21 , Public Records of Pinellas County, Florida.

Property Address: 554 Channel Court, Palm Harbor, FL 34684-3509

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. 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.

Dated May 20, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
Primary E-Mail:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 Fax (727) 736-2305
Attorney for Plaintiff

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003645-ES

IN RE: ESTATE OF
ROBERT GEORGE ONDISH
a/k/a ROBERT G. ONDISH
a/k/a ROBERT ONDISH,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Robert George Ondish a/k/a Robert G. Ondish a/k/a Robert Ondish, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, Florida 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

(Continued on next page)

PINELLAS COUNTY

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

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

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

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

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

The date of first publication of this Notice is May 23, 2025.

Personal Representative:
Christa M. Owen
4229 Keeson Circle
Vero Beach, Florida 32967

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

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 24-000790-ES

IN RE: ESTATE OF
WILLIAM JOSEPH BONVIE JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of William Joseph Bonvie Jr., deceased, whose date of death was April 12, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is May 23, 2025.

Personal Representative:
Jason Bonvie
2757 Countryside Boulevard, Unit 107
Clearwater, FL 33761

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Email Address:
marley@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003081-ES

IN RE: ESTATE OF
NICKOLAY NIKOLAYEVIC GUSHCHIN
a/k/a NIKOLAY NIKOLAYEVIC
GUSHCHIN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nickolay Nikolayevic Gushchin a/k/a Nikolay Nikolayevic Gushchin, deceased, whose date of death was March 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

PINELLAS COUNTY

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Vera Gushchin
31177 US Highway 19, Apartment 1006
Palm Harbor, Florida 34648

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

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003583

IN RE: ESTATE OF
ROBERT MICHAEL SAFRANSKY
a/k/a ROBERT M. SAFRANSKY
a/k/a ROBERT SAFRANSKY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT MICHAEL SAFRANSKY, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 23, 2025.

Personal Representative:
TIMOTHY H. SAFRANSKY
20109 Bay Cedar Avenue
Tampa, FL 33647

Attorney for Personal Representative:
Gregg G. Heckley, Esquire
gregghecklеyatty@tampabay.rr.com
Florida Bar No. 441414
15511 Woodfair Place
Tampa, FL 33613
(813) 936-1632

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 24-009231-ES

IN RE: ESTATE OF
DEMITRA SWEARINGEN
a/k/a DEMITRA REIFSNEIDER,
Deceased.

NOTICE OF ACTION

TO: STEPHEN, STEVE, STAVROS STAMATELOPOULOS

YOU ARE HEREBY NOTIFIED of an action for Probate Administration of the Estate of DEMITRA SWEARINGEN a/k/a DEMITRA REIFSNEIDER has been filed and you have been identified as an interested party to the proceeding. You are required to file your answer or written defenses, if any, on Petitioner's attorney, Zoecklein Law, PA, 150 East Bloomingdale Avenue, Brandon, Florida 33511, on or before 06/20/2025, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

PINELLAS COUNTY

DATED in Pinellas County, Florida on 05/16/2025

Ken Burke.
As Clerk of the Court

By: s/ Illegible
As Deputy Clerk

5/23-6/13/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003298-ES
Division: A

IN RE: ESTATE OF
GLADYS COHEN PEARLMAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GLADYS COHEN PEARLMAN, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Attn: Probate Division, Pinellas County Courthouse, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Eileen D. Jacobs, Esq.
P.O. Box 14953
Clearwater, Florida 33766-4953

Attorney for Personal Representative:
Eileen D. Jacobs, Esq.
Florida Bar # 305170
P.O. Box 14953
Clearwater, Florida 33766-4953
Telephone: (813) 877-9600
edjacobs@att.net

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-2921-FD

KIMBERLY BROWN-WILLIAMS & CALVIN WILLIAMS,
Petitioner

and

ENJOLI ROSS, MOTH (DECEASED)

ASHLEY AUSTIN, FATHER,
Respondent.

NOTICE OF ACTION FOR CONSTRUCTIVE NOTICE-TEMPORARY CUSTODY BY EXTENDED FAMILY
(POSTING BY PUBLICATION)

TO: ASHLEY AUSTIN
Last Known Address: 4119 East 97th Avenue, Tampa, FL 33617

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 Kimberly Brown-Williams & Calvin Williams, whose address is 1841 Almeria Way South, St. Petersburg, FL 33712 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 5/13/2025

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

By: /s/ Thomas Smith
Deputy Clerk

5/16-6/6/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-008994-ES

PINELLAS COUNTY

IN RE: ESTATE OF
QUEEN E. EARL,
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: LENNIE CARLTON OR ANY KNOWN HEIRS OF LENNIE CARLTON, BENEFICIARY OF THE ESTATE OF QUEEN E. EARL

YOU ARE NOTIFIED that a Petition for Discharge and Final Accounting of Personal Representative has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before June 6, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on this 7th day of May, 2025.

Ken Burke
Clerk of the Circuit Court & Comptroller

By: s/ Veronica Decker
As Deputy Clerk

At Cause Law Office, PLLC
314 S. Missouri Ave, Clearwater, FL 33756

5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No: 19-4756-FD
Section: 25

IN RE: THE FORMER MARRIAGE OF:
TODD WALDORF,
Petitioner/Father,

And

KATE ASHTON-THEUNISSEN,
Respondent/Mother.

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

TO: KATE ASHTON-THEUNISSEN
Address: 10073 14th St., N #104,
St. Petersburg, FL 33716.

YOU ARE NOTIFIED that an action for a Petition for Dissolution of Marriage with Minor Children 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, TODD WALDORF, whose address is 113 S. Boulevard, Tampa, FL 33606 on or before 30 days from the first date of publication of this notice and file the original with the clerk of this Court at 315 Court St., Room 400, Clearwater, FL 33756 before service on Petitioners 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 5/8/2025

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

By: Thomas Smith
Deputy Clerk

5/16-6/6/25LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-2373-FD

MICHELLE DUNN,
Petitioner

and

GERAAD SMERDON,
Respondent.

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

TO: GERAAD SMERDON
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 MICHELLE DUNN, whose address is 8872 94th St, Seminole, FL 33777 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 5/7/2025

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

PINELLAS COUNTY

By: /s/ Thomas Smith
Deputy Clerk

5/16-6/6/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003448-ES

IN RE: ESTATE OF
BENJAMIN DEAN MILES
a/k/a BENJAMIN D. MILES
a/k/a BENJAMIN MILES,
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: DERRICK MILES, FATHER OF BENJAMIN DEAN MILES a/k/a BENJAMIN D. MILES a/k/a BENJAMIN MILES

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before June 6, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on this 6th day of May, 2025

Ken Burke
Clerk of the Circuit Court & Comptroller

By: s/ Veronica Decker
As Deputy Clerk

5/9-5/30/25LG 4T

POLK COUNTY

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC-005201-0000-00

LAKE SMART POINTE HOMEOWNERS ASSOCIATION INC
Plaintiff(s)

vs.

KRYSTINA MORALES, WESLYN E ZUNIGA VALLE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ALL UNKNOWN TENANTS OWNERS
Defendant(s).

NOTICE OF SALE

Notice is hereby given that pursuant to a Final Judgment entered on April 14th, 2025 in the above-entitled cause in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 51, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ("Property")

Property Address: 312 Lake Smart Circle, Winter Haven, FL 33881

to the highest and best bidder for cash, online at **10:00 a.m.** (Eastern Time) at www.polk.realforeclose.com on the **24th day of June, 2025**.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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.

WITNESS my hand and the seal of the Court on this 20th day of May, 2025.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000

By: s/ Ashley Saunders
Deputy Clerk

Ryan Fong, Esq., DHN Attorneys, P.A.
448 S. Alafaya Trail, Orlando, FL 32828

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001545A000BA
Division Probate

IN RE: ESTATE OF
PEGGY DIXON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PEGGY DIXON, deceased, whose date of death was February 22, 2025, 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 tile their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty

(Continued on next page)

to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
/s/ Kenny Ray Dixon
KENNY RAY DIXON
204 Running Horse Rd.
Seffner, Florida 33584

Attorney for Personal Representative:
/s/ Cynthia I. Waisman, Esq.
Cynthia I. Waisman, P.A.
Florida Bar No: 0169986
5406 Hoover Blvd., Unit 11
Tampa, Florida 33634
Telephone: (813) 279-6180
Fax: (813) 890-3461
E-Mail: cynthia@cynthiawaismanlaw.com
Secondary E-Mail:
cynthiawaisman@gmail.com

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001543
Division 14

IN RE: ESTATE OF
WILLIAM KENNETH JACKSON
Deceased

NOTICE TO CREDITORS

The administration of the estate of WILLIAM KENNETH JACKSON, deceased, whose date of death was October 28, 2024; File Number 2025CP001543, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. 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 May 30, 2025.

Personal Representative:
KRISTINA ANN BIANCO
1710 Dana Place
Lakeland, FL 33801

Attorneys for Personal Representative:
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

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2025-DR-002750-A000-BA
Division: 13

IN RE: THE NAME CHANGE OF
J.K.S.

KAYTLYN ELAYNE MAXWELL,
Petitioner

NOTICE OF ACTION

TO: DAVID JAMES MORRISON

YOU ARE NOTIFIED that a Petition for Name Change of J.K.S. DOB 2/6/2016 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Prosper Law PLLC, whose address is PO Box 950822, Lake Mary, FL 32795, on or before June 13, 2025, and file the original with the clerk of this Court at: 930 E. Parker St., Room 240, Lakeland, FL 33801-1929, 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 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 05/05/2025

Stacy M. Butterfield
Clerk of the Circuit Court

By: s/ Shari R. Reed
Deputy Clerk

5/30-6/20/25LG 4T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001007

IN RE: ESTATE OF
ARUN L. SHARMA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ARUN L. SHARMA, deceased, whose date of death was August 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE 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 May 30, 2025.

Personal Representative:
Alicia Karan

Attorney for Personal Representative:
Michael Gonzalez, Esq.
Florida Bar No. 0066826
Email Addresses:
paralegal@michaelgonzalezlaw.com
michael@michaelgonzalezlaw.com
1000 N. Ashley Drive, Suite 520
Tampa, FL 33602
Telephone: 813-282-7800

5/30-6/6/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

SUCCEED WITH SPEED

Owner: Jenny Charbonneau
3520 Oak Grove Court
Haines City, FL 33844

5/30/25LG 1T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-010219

HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MARIANO CEDENO, JR.,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 20, 2025, by the County Court of Polk County, Florida, the property described as:

Lot 25, Hammock Reserve Phase 1, according to the map or plat thereof, as recorded in Plat Book 183, Page(s) 26 through 38, of the Public Records of Polk County, Florida.

and more commonly known as 3417 Yarian Drive, Haines City, FL 33844

will be sold at public sale by the Polk County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at www.polk.realforeclose.com on June 24, 2025.

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

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

/s/ Ciara C. Willis, Esquire
Florida Bar No.: 125487
cwillis@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Telephone No.: (813) 204-6492
Facsimile No.: (813) 223-9620
Attorney for Plaintiff

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001642A00BA

IN RE: ESTATE OF
JOHN KEVIN FEARON,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of John Kevin Fearon, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
Michelle Mary Fearon
5023 Kensington Heights Dr.
Lakeland, FL 33811

Attorney for Personal Representative:
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Zoecklein Law P.A.
150 East Bloomingdale Ave.
Brandon, FL 33511
marley@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-001210-A000-BA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAMES COLSON DUBBERLY SR., ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of James Colson Dubberly Sr.
Last Known Address: 1204 Blackheath Ct, Davenport, FL 33897
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 65, of Highlands Reserve Phase 6, subdivision according to the plat thereof recorded at Plat Book 117, Page 46 through 49, inclusive, in 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 06/23/2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, 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 May, 2025.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Asuncion Nieves
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1014404

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
Case No: 532025CA000907000000
vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST RAJIV RADHAY, DECEASED, ET AL.,
Defendants.
_____/
NOTICE OF ACTION
TO:
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST RAJIV RADHAY, DECEASED
625 Bittern Ct.
Kissimmee, FL 34759
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 13, BLOCK 696, POINCIANA NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 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 Bradford Petrino, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 22nd day of May, 2025.
CLERK OF THE CIRCUIT COURT
By: Ascencion Nieves
Deputy Clerk
(COURT SEAL)
11080-1014588

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA002924000000
CMG MORTGAGE, INC.
PLAINTIFF,
VS.
DAVID J. BAUER, LYNN MARIE BAUER AND KRISTIN N. MOORE, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Lynn Marie Bauer
Last Known Address: 2219 New Jersey Rd, Lakeland, FL 33803
Current Residence: UNKNOWN
TO: Unknown spouse of Lynn Marie Bauer
Last Known Address: 2219 New Jersey Rd, Lakeland, FL 33803
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 4, FLOOD ADDITIO+
N TO LAKELAND, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLATBOOK 34, PAGE 47, 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 06/19/2025 within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, 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 12TH day of May 2025.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: Ashley Saunders
As Deputy Clerk
Publish: La Gaceta, 3210 E. 7th Ave, Tampa, Fl 33605
11080-1014074

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532025CP001091A000BA
Division Probate

IN RE: ESTATE OF
ROBERT MICHAEL HUMPHREY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT MICHAEL HUMPHREY, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
KOURTNEY POWERS
12010 Elgin Blvd.
Spring Hill, FL 34608

Attorney for Personal Representative:
DAVID J. DAY, ESQ.
Attorney
Florida Bar Number: 0128325
DAY LAW OFFICE
P.O. Box 5535
Spring Hill, FL 34611
Telephone: (352) 684-6545
Fax: (352) 684-4529
daylaweservice@daylawteam.com
daylawprobate@daylawteam.com

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-001408

IN RE: ESTATE OF
ROBERT T. CANNON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT T. CANNON, deceased, whose date of death was December 8, 2024, and whose Social Security Number is xxx-xx-3431, 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 SO 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 May 23, 2025.

Personal Representative:
JANET BALISTRERI

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, Florida 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

5/23-5/30/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-CP-004132

IN RE: ESTATE OF
BLANCHE A. GEISE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BLANCHE A. GEISE, deceased, whose date of death was November 3, 2023, and whose social security number is XXX-XX-2609, 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 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 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 May 23, 2025.

Personal Representative:
ROBERT J. GEISE

Attorney for Personal Representative:
/s/ O. Reginald Osenton

(Continued on next page)

SARASOTA COUNTY

O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pinecrest Road, PMB 324
Valrico, FL 33596
(813) 776-1282
oro@osentonlaw.com

5/23-5/30/25LG 2T

SARASOTA COUNTY

IN THE CIRCUIT COURTOF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000552

IN RE: ESTATE OF
SARAH LINDSAY WOEBKE,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Sarah Lindsay Woebke, deceased, whose date of death was May 9, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The first date of publication is May 30, 2025.

Personal Representative:
Elizabeth Bright
1145 42nd Street
Sarasota, Florida 34234

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Email Address:
marley@zoeckleinlawpa.com
Brice Zoecklein, Esq.
Florida Bar No.: 0085615
Email Address:
brice@zoeckleinlawpa.com
Zoecklein Law, P.A.
150 E. Bloomingdale Ave.
Brandon, Florida 33511

5/30-6/6/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA
Case No: 2024 CA 000903
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
ANTONIO D'ARGENIO; et al.,
Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated January 9, 2025, and entered in Case No. 2024 CA 000903 of the Circuit Court of the Twelfth
Judicial Circuit in and for Sarasota County, Florida wherein CARRINGTON MORTGAGE
SERVICES, LLC, is the Plaintiff and ANTONIO D'ARGENIO; UNKNOWN SPOUSE OF
ANTONIO D'ARGENIO; GRAZIA LUBRANO LAVADERA; UNKNOWN SPOUSE OF
GRAZIA LUBRANO LAVADERA and STONEYBROOK AT VENICE COMMUNITY
ASSOCIATION, INC., are Defendants, Karen E. Rushing, the Sarasota County Clerk of Courts,
will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on July 25, 2025 the following described property set forth in said Final Judgment, to wit:
LOT 2086, STONEYBROOK AT VENICE, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Commonly known as: 11742 Tempest Harbor Loop, Venice, FL 34292
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any 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 May 22, 2025.
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate
in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance:
Please contact Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079.
Telephone: (941) 861- 7400. If you are hearing or voice impaired, please call 711.
11080-1014541

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001179 SC

IN RE: ESTATE OF
RONALD J. HUBBARD
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ronald J. Hubbard, deceased, whose date of death was May 3, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Ancillary Personal Representative:
/s/ Timothy C. Hubbard
205 Water Lily Way
Comstock Park, Michigan 49321

Attorney for Ancillary Personal Rep.:

Request for Subcontractor Bids
TROPICANA FIELD

Hennessy Construction Services in a Joint Venture with AECOM Hunt is Requesting Bids for hurricane damage repair work at Tropicana Field located at 1 Tropicana Drive, St. Petersburg, FL 33705. We are accepting proposals for the following:

- Casework, Countertops
- Drywall, Flooring, Painting, Acoustical Ceilings
- Mechanical, Electrical, Plumbing

Bids Due by 5PM June 25, 2025. Email jlind@hcsfl.com for the link to the bid packages.

- Construction Manager Reserves the Right to Accept or Reject Bids upon review of Bidder's Qualifications.

5/30-6/6/25LG 2T

NOTICE OF WORKSHOP
CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cheval West Community Development District will hold a workshop on Tuesday, June 17, 2025, at 5:30 p.m., at the Cheval West Golf & Country Club – Sunset Room, located at 4310 Cheval Boulevard, Lutz, Florida 33558, the purpose of the workshop is to discuss SR589 with FDOT as it relates to Cheval West Community Development District.

No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this workshop may be obtained on the District's website at www.chevalwest.com or from the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or by calling (813) 575-1955.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Eric Dailey
District Manager

5/30/25LG 1T

INVITATION TO BID

The **TAMPA SPORTS AUTHORITY**, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for construction of housekeeping restrooms, Raymond James Stadium.

BID #24-15

CONSTRUCTION OF HOUSEKEEPING RESTROOMS,
RAYMOND JAMES STADIUM

MANDATORY PRE-BID CONFERENCE

THURSDAY, JUNE 26, 2025 AT 10AM
(ENTRANCE B/C OFF HIMES AVENUE – RAYMOND JAMES STADIUM)

BID DUE DATE

TUESDAY, JULY 8, 2025 NOT LATER THAN 10AM

Bid packages will be available for distribution on Friday, May 30, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 21st Day of May 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

5/30/25LG 1T

ITB for expansion and renovation of existing recreation center Kings Forest Park

All DM/DWBE subcontractors and vendors are invited and encouraged to submit a proposal for this project. Should assistance be required for bonding, insurance, equipment, etc. please let us know. Contact our office at 813-200-8340 or Bids@newvistabuildersgroup.com for solicitation documents. All proposals must be submitted to our office by 06/08.

5/30/25LG 1T

SELMON EXPRESSWAY

ADVISO DE AUMENTO DE PEAJES

Con la aprobación del presupuesto anual de año fiscal 2026 de la autoridad, los peajes en la autopista Lee Roy Selmon aumentarán un 2.5%. Las nuevas tarifas son efectivo comenzando el 1 de Julio de 2025. Consulte el gráfico que aparece debajo para vehículos de clase 2 (de dos ejes).

Julio 1, 2025		
Ubicación	**SunPass**	**Toll-By-Plate**
REL	$2.13	$2.49
East Mainline	$2.13	$2.49
Selmon Extension	$1.04	$1.40
50th Street	$1.04	$1.40
22nd Street	$0.73	$1.09
Plant Avenue	$0.73	$1.09
West Mainline	$1.40	$1.76
Willow Street	$1.04	$1.40

Las tarifas para todas las demás clases de vehícules también aumentarán un 2.5%. Para más información, visite www.tampa-xway.com o por correo electronico info@tampa-xway.com

Ahorre dinero abriendo una cuenta de SunPass hoy. Visite www.sunpass.com para más información.

Hillsborough TPO
Transportation
Planning Organization

Actualización Anual del Programa de Mejoras de Transporte (TIP)

Audiencia Pública Híbrida: Miércoles | 11 de junio de 2025 | 6:00 p.m.
County Center, 601 E Kennedy Blvd., 2.º Piso, Tampa, FL 33602
¡Asista en persona o virtualmente!

Qu est sucediendo?

La Junta de la TPO de Hillsborough considerará la adopción del TIP. El TIP incluye una lista de proyectos de transporte que se financiarán en todo el condado de Hillsborough durante los próximos cinco años, con prioridades para cualquier nuevo financiamiento que pueda estar disponible.

El TIP para los años fiscales 2026-2030 incluye más de 180 proyectos y una inversión de $2.7 mil millones para:

- Mantener las carreteras y el transporte público
- Reducir la congestión
- Mejorar la seguridad
- Ampliar las opciones para caminar, andar en bicicleta y transporte público

¡Su voz importa! Ayude a moldear el futuro del transporte en su comunidad.

C mo puede participar?

- **En persona**
  - Regístrese para hablar en persona el 11 de junio de 4:30 p.m. a 5:30 p.m. en el vestíbulo del primer piso del County Center o visite tinyurl.com/TIPHearing
- **Virtualmente**
  - A más tardar a las 5:30 p.m. del 11 de junio, regístrese en tinyurl.com/TIPHearing o llame al (813) 756-0371
- **Deje un comentario con anticipaci n**
  - Envíe comentarios por correo electrónico a: tpo@plancom.org
  - Deje un mensaje de voz al: (813) 756-0371
  - Deje comentarios en redes sociales, incluso en la página de Facebook de la TPO: Facebook.com/HillsboroughMPO
- **Vea en vivo:** HTV, Spectrum 673, Frontier 22, hcfl.gov, Tinyurl.com/HCmeets

La TPO es responsable de priorizar los fondos federales y estatales asignados a proyectos de transporte en Tampa, Temple Terrace, Plant City y el Condado de Hillsborough. Puede ver la lista completa de proyectos del TIP en: PlanHillsborough.org o llamar al 813-756-0371 para solicitar una copia impresa (permita tiempo para el envío).
Las personas que necesiten servicios de interpretación o adaptaciones por discapacidad para participar en esta reunión, sin costo alguno, deben comunicarse con Connor MacDonald al (813) 946-5334 o macdonaldc@plancom.org con al menos tres días hábiles de anticipación. Además, si sólo habla español, por favor llame a la línea de ayuda en español al (813) 272-5940 ext. 1.
El TPO no discrimina en ninguno de sus programas o servicios. Se solicita la participación del público sin distinción de raza, color, origen nacional, sexo, edad, discapacidad, estado familiar o religioso. Más información sobre nuestro compromiso con la no discriminación: planhillsborough.org/title-vi-and-accessibility/

Hillsborough County Florida

Notice of Public Hearing

Van Dyke Road PD&E Study
From Gunn Highway to East of Whirley Road
Hillsborough County, Florida
CIP No: 69646000 | FDOT WPI Segment No.: 450401-1

Hillsborough County, in coordination with the Florida Department of Transportation (FDOT), District Seven, is conducting a Project Development and Environment (PD&E) study along Van Dyke Road in Hillsborough County to determine alternative roadway improvements along the corridor, including a project mitigation site, the Cee Bee Project Mitigation Site, located west of the project corridor. The study limits are from Gunn Highway to east of Whirley Road, a distance of approximately 3.47 miles. This public hearing is being offered in-person, with an option to attend online, to give interested persons an opportunity to express their views concerning the location; conceptual design; and social, economic, and environmental effects of the proposed improvements. This hearing also serves as an opportunity for the public to comment on the Section 4(f) de minimis impact to Lake Park.

Date: Tuesday, June 17, 2025, 5:30 p.m. – 7:30 p.m. (6:30 p.m. formal presentation and public comments)
Location: Northdale Recreation Center, 15510 Hooting Owls Place, Tampa, FL 33624.

Persons who choose to attend the virtual public hearing must do so through a computer, tablet, or smartphone via Webex (a call-in number will not be available) available at https://publicinput.com/vandykestudy.

Draft project documents will be available for review from May 27, 2025, to June 27, 2025, at the Jimmie B. Keel Regional Library, 2901 W. Bearss Avenue, Tampa, FL 33618 – Library hours are from 10 a.m. to 9 p.m. Monday through Thursday and 10 a.m. to 6 p.m. Friday and Saturday, the Hillsborough County Center Lobby, 601 E. Kennedy Boulevard, Tampa, FL 33602, from 8 a.m. to 5 p.m. Monday through Friday, and on the project website, https://publicinput.com/vandykestudy. The design concepts, display boards, and video presentation from the in-person session will be available for review online starting on June 10, 2025, at https://publicinput.com/vandykestudy.

A court reporter will be available to receive comments in a one-on-one setting at the in-person session. Persons wishing to submit statements or other exhibits, in place of or in addition to oral statements, may do so at the hearing or by sending them to Amanda Sotomayor, P.E., Project Manager, Hillsborough County, 601 E. Kennedy Blvd, Tampa, FL 33602 or provide them on the "Send us your comments" page on the project website at https://publicinput.com/vandykestudy. All exhibits or statements postmarked on or before June 27, 2025, will become part of the official public hearing record.

The Environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and the FDOT.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact Carmen LoBue, Hillsborough County ADA Officer at ADA@HCFL.gov [voice: (813) 276-8401; TTY: 7-1-1] as soon as possible but no later than 72 hours before the scheduled event.

If you have questions about the project or scheduled public hearing, please contact Amanda Sotomayor, P.E., Hillsborough County Project Manager at (813) 635-5400 or by email at PWCustomerResolution@HCFL.gov.

For media Inquiries, please contact Chris Wilkerson, Media Relations Strategist, Hillsborough County at (813) 728-1447 or by email at WilkersonW@HCFL.gov.

Si usted necesita información de este proyecto en español, por favor comuníquese con Amanda Sotomayor, P.E. en Hillsborough County, por teléfono al (813) 635-5400 o por el correo electronico PWCustomerResolution@HCFL.gov.

(Continued on next page)

Hillsborough County Florida | Servicios de Vivienda Asequible (AHS)

SOLICITUD DE PROPUESTAS (RFP) PARA SERVICIOS DE CONSULTORÍA PROFESIONAL AMBIENTAL CALIFICADA (QEP) SUBVENCIÓN PARA EVALUACIÓN DE COALICIÓN DE TERRENOS ABANDONADOS DE LA AGENCIA DE PROTECCIÓN AMBIENTAL DE LOS ESTADOS UNIDOS (US EPA)

El Departamento de Servicios de Vivienda Asequible (AHS) del Condado Hillsborough ha publicado una solicitud de propuestas (RFP) para un Profesional Ambiental Calificado (QEP), según se define en 40 CFR 312.10, para brindar servicios relacionados con la Subvención de Evaluación de la Coalición de Terrenos Abandonados de la Agencia de Protección Ambiental de los Estados Unidos (US EPA).

Los servicios de consultoría de QEP incluirán la preparación de planes, estudios e informes que cumplan con la Ley de Respuesta Ambiental, Compensación y Responsabilidad Ambiental Integral (CERCLA) de la Agencia de Protección Ambiental (EPA), modificada por la Ley de Enmiendas y Reautorización del Superfondo (SARA): Plan de Proyecto de Garantía de Calidad Genérico (QAPP), Inventario de Terrenos Abandonados y Áreas Objetivo, Evaluaciones Ambientales del Sitio de Fase I (ESA) que cumplen con ASTM-AAI, Evaluaciones Ambientales del Sitio de Fase II (ESA) que incluyen QAPP específicas del sitio, Evaluaciones Ambientales del Sitio de Fase I (ESA), Esfuerzos de Planificación de toda el Área y Estrategia de Reurbanización del Sitio, y Análisis de Informes de Alternativas de Limpieza de Terrenos Contaminados (ABCA) y una Evaluación de Salud Comunitaria en cada Área Objetivo. Además, el QEP seleccionado brindará apoyo programático y de participación comunitaria a través de tres servicios: Asistencia Técnica y Apoyo Programático (servicios de consultoría para los informes trimestrales de la EPA, formularios MBE/WBE y base de datos ACRES de la EPA), Plan de Participación Comunitaria (CIP) y Apoyo del QEP de Participación Comunitaria. El nivel de revisión necesario para una mayor evaluación, planificación y limpieza será exclusivo del sitio y de los problemas identificados.

El Departamento de Servicios de Adquisiciones del Condado ha puesto a disposición la RFP. La descripción completa del alcance del trabajo, los criterios de evaluación correspondientes y los requisitos mínimos se pueden encontrar en los Términos y Condiciones de la RFP. Las propuestas y ofertas relevantes para cada RFP deben presentarse antes de las 2:00 p.m. en la fecha límite.

Para acceder al portal Bonfire de Servicios de Adquisiciones (Plataforma de Adquisiciones Electrónicas), regístrese en el sistema en el siguiente enlace: HCFL.gov/vendors. Agregue el siguiente código de producto a la sección Productos y Servicios de su perfil de proveedor, así como todos los demás códigos relacionados con los productos o servicios en los que se especializa su empresa: NIGP 91843 CONSULTORÍA AMBIENTAL. Contratos intergubernamentales/entre agencias. Para información adicional sobre esta convocatoria de licitación, envíe un correo electrónico a iSupplier@HCFL.gov o llame al (813) 272-5790.

EQUAL HOUSING OPPORTUNITY

AVISO DE AUDIENCIA PÚBLICA

PROGRAMAS DE PLANIFICACIÓN Y DESARROLLO COMUNITARIO

La Junta de Comisionados del Condado de Pinellas llevará a cabo una Audiencia Pública durante su reunión pública periódica programada para el martes, 17 de junio de 2025, a las 9:30 A.M., o tan pronto como se pueda organizar al completar el resto de la agenda de la Junta, en Palm Room, 333 Chestnut Street, Clearwater, Florida 33756, para escuchar las opiniones de la ciudadanía sobre el Plan Consolidado Quinquenal para los Años Fiscales 2025-2029, incluido el Plan de Acción Anual del Año Fiscal 2025-2026. El Plan Consolidado Quinquenal describe las prioridades de desarrollo comunitario del Condado y las metas plurianuales basadas en una evaluación de las necesidades de vivienda y desarrollo comunitario, un análisis de las condiciones de vivienda, del mercado económico y los recursos disponibles provenientes de los programas financiados con fondos federales. El Plan de Acción Anual es la solicitud del Condado de Pinellas para fondos federales de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG) y Subvenciones para Soluciones de Emergencia (ESG), y la solicitud del Consorcio del Condado de Pinellas para fondos federales del Programa de Asociaciones de Inversión en Vivienda (HOME). El Consorcio está formado por el Condado de Pinellas, que actúa en su calidad de Condado Urbano, y la Ciudad de Largo.

Para el año fiscal 2025-2026, el financiamiento federal que estima recibir para los programas CDBG y ESG del Condado, y el programa HOME del Consorcio, es de cuatro millones cuatrocientos setenta y cuatro mil trescientos setenta y nueve dólares y setenta y seis centavos ($4,474,379.76), los cuales incluyen asignaciones de subvenciones de derechos que se recibirán por parte del Departamento de Vivienda y Desarrollo Urbano de EE.UU., así como los ingresos estimados del programa.

El Condado hace sus mejores esfuerzos para garantizar que las audiencias públicas se transmitan en vivo a través de https://youtube.com/pcctv1 y https://pinellas.gov/pinellas-county-connection-television-pcc-tv, y emitidas en los canales de acceso público de televisión por cable del condado de Pinellas:

Canal 637 Spectrum Canal 44 Frontier Canal 18 WOW!

Para dirigirse a la Comisión del Condado en persona, se le recomienda a los miembros del público que se preinscriban en https://comment.pinellas.gov. Se recomienda la preinscripción, pero no es obligatoria si las personas tienen pensado asistir a la reunión en The Palm Room en persona. Aquellos que no se hayan preinscrito, pueden inscribirse en persona cuando lleguen.

Los miembros del público que deseen dirigirse al organismo virtualmente a través de Zoom o por teléfono, deben preinscribirse antes de las 5: 00 P.M. del día anterior a la reunión visitando https://comment.pinellas.gov. El formulario de inscripción solicita el nombre completo, dirección y número de teléfono si se une a la reunión por teléfono, junto con el tema o asunto de la agenda a tratar. Los miembros del público que no puedan acceder al formulario de inscripción a través de Internet pueden llamar al (727) 464-3000 para solicitar asistencia para preinscribirse. Solo miembros del público que se hayan preinscrito antes de las 5:00 P.M. del día anterior a la reunión serán reconocidos y se les activará el micrófono para que proporcionen comentarios. Si un miembro del público no inicia sesión con el mismo nombre de Zoom o número de teléfono proporcionado en el formulario de inscripción, es posible que no se les reconozca para hablar. Se prefieren las apariciones en persona para hacer comentarios, o que se proporcionen comentarios anticipados como se indica a continuación. El Condado hará todo lo posible para facilitar los comentarios virtuales, pero se advierte a los ciudadanos que usen la tecnología para comentar virtualmente que el Condado ofrece este mecanismo como cortesía y que el Condado no garantiza el correcto funcionamiento de la tecnología en cuestión.

Los miembros del público que deseen proporcionar comentarios con anticipación pueden llamar a la Línea de Comentarios de la Agenda al (727) 464-4400 o llenar el formulario de comentarios en línea https://www.mypinellasclerk.gov/Home/Finance#127688-bcc-meetings. Los comentarios sobre cualquier tema de la agenda deben enviarse antes de las 5:00 P.M.del día anterior a la reunión.

Las personas sordas o con problemas de audición pueden hacer aportes públicos sobre cualquier tema de la agenda mediante el uso del Servicio de Retransmisión del Estado de Florida al 7-1-1 o para obtener más información, consulte https://www.ftri.org/relay/faqs.

Todos los comentarios sobre cualquier tema de la agenda recibidos antes de las 5: 00 P.M. del día anterior a la reunión se incluirán como parte del registro oficial de esta reunión y estarán disponibles para que la Comisión del Condado los considere antes de tomar cualquier medida.

La agenda de esta reunión y la información sobre las opciones de participación se pueden encontrar en https://pinellas.legistar.com/Calendar.aspx.

Se advierte a las personas que si deciden apelar cualquier decisión tomada en la reunión/audiencia, necesitarán un registro de los procedimientos y, para tales fines, es posible que deban asegurarse de que se haga un registro literal de los procedimientos que incluya el testimonio y las pruebas en las que se basará la apelación.

ADAPTACIONES ESPECIALES

SE LES SOLICITA A LAS PERSONAS CON DISCAPACIDADES QUE NECESITEN ADAPTACIONES RAZONABLES PARA PARTICIPAR EFECTIVAMENTE EN ESTE PROCEDIMIENTO QUE SE COMUNIQUEN CON LA OFICINA DE DERECHOS HUMANOS DEL CONDADO DE PINELLAS ENVIANDO DICHAS SOLICITUDES POR CORREO ELECTRÓNICO A ACCOMODATIONS@PINELLAS.GOV, CON AL MENOS TRES (3) DÍAS HÁBILES DE ANTICIPACIÓN A LA NECESIDAD DE ADAPTACIONES RAZONABLES. TAMBIÉN PUEDE LLAMAR AL (727) 464-4882 (VOZ) O AL (727) 464-4062 (TDD). PUEDE ENCONTRAR MÁS INFORMACIÓN SOBRE LA ADA Y LAS ADAPTACIONES RAZONABLES EN HTTPS://PINELLAS.GOV/AMERICANS-WITH-DISABILITIES-ACT-PUBLIC-ACCOMMODATIONS/.

KEN BURKE, SECRETARIO DE

LA JUNTA DE COMISIONADOS DEL CONDADO

Por: Derelynn Revie, Subsecretaria

5/30/25LG 1T