#### **CITRUS COUNTY**

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1159 Division Probate

IN RE: ESTATE OF TIMOTHY DAVID TRIMBLE a/k/a TIMOTHY D. TRIMBLE a/k/a TIMOTHY TRIMBLE Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of TIMOTHY DAVID TRIMBLE a/k/a TIMOTHY D. TRIMBLE a/k/a TIMOTHY TRIMBLE, deceased, whose date of death was July 14, 2024, is pending in the Circuit Court for CITRUS County, Florida, Probate Division, the address of which is 110 N Apopka Ave, Inverness, FL 34450. The names and addresses of the personal representative and the personal representatives at tive 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative ALEXANDER D. TRIMBLE 312 W. Holloway St. Bismarck, Illinois 61814

Attorney for Personal Representative: DAVIĎ J. DAY, ESQ.

Attorney Florida Bar Number: 128325 DAY LAW OFFICE P.O. Box 5535 Spring Hill, Florida 34611 Telephone: (352) 684-6545 Fax: (352) 684-4529

daylaweservice@daylawteam.com Secondary E-Mail: daylawprobate@davlawteam.com

1/3-1/10/25LG 2T

# HILLSBOROUGH

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

CIVIL DIVISION Case No.: 23-CA-011835 Division: G

REGIONS BANK D/B/A REGIONS MORTGAGE, Plaintiff.

-VS-CURTIS B. CANADY A/K/A CURTIS CANADY, THE UNKNOWN SPOUSE OF CURTIS B. CANADY A/K/A CURTIS CANADY if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive. whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named under or agaır Defendant, ONEMAIN FINANCIAL GROUP, LLC, UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendants.

## NOTICE OF SALE

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

Lot 15. Block 2. DESOTO HEIGHTS together with the South 1/2 of closed alley abutting the North according to the map or plat thereof as recorded in Plat Book 20, Page 30, of the Pub-lic Records of Hillsborough County, Florida

at public sale, to the highest and best bidder, for cash, in an online sale at <a href="www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at 10:00 a.m. on January 29, 2025.

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

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If you are a person with a disability who

#### **HILLSBOROUGH COUNTY**

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 or 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.

DATED this 30th day of December, 2024. ROD B. NEUMAN, Esquire For the Court

By: /s/ ROD B. NEUMAN, Esquire Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609

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

1/3-1/10/25LG 2T

PROBATE DIVISION File No. 24-CP-3354 Division Probate

IN RE: ESTATE OF JEFFREY JOSEPH GURNEY a/k/a JEFFREY J. GURNEY

#### NOTICE TO CREDITORS

The administration of the estate of JEFFREY JOSEPH GURNEY, deceased, whose date of death was June 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Edgecomb Courthouse, Tampa, FL 33602. The names and addresses of the personal representative(s) and the onal representative's attorney are set personal rep forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE DENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 3, 2025.

Personal Representative: CHRISTOPHER J. NEPHEW, Petitioner Attorney for Personal Representative:

/s/ Christian Smith Christian Smith, Esq. Email: christiansmithlaw@gmail.com Florida Bar No. 1039145 Smith Will & Trust 4830 W. Kennedy Blvd., #600 Tampa, FL 33609

Telephone: (727) 424-1464 1/3-1/10/25LG 2T

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

CIVIL DIVISION CASE NO. 24-CA-007968 Division No. C

Plaintiff.

1418 W. PERDIZ LLC, et al,

DIYA HOLDING II LLC

#### NOTICE OF ACTION FORECLOSURE **PROCEEDINGS - PROPERTY**

TO: HASANI CAPITAL LLC C/O XAVIER HAVEN, FL 33881

XAVIER M. THOMPSON WHOSE LAST KNOWN ADDRESS IS 1436 EAGLE CREST BLVD, WINTER HAVEN, FL

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit:

The land is described as follows: A WESTERLY PART OF LOT 12 AND AWESTERLY PART OF LOT 13
NN BLOCK 42 OF SOUTHGATE OF
TAMPA'S NORTH SIDE COUNTRY
CLUB AREA UNIT NO 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES
23 27 OF THE DIBLIC DECORDS 22 - 27, OF THE PUBLIC RÉCORDS
OF HILLSBOROUGH COUNTY,
FLORIDA, SAID PROPERTY BEING
DESCRIBED AS FOLLOWS: FROM
THE NORTHEAST CORNER OF
LOT 12, BLOCK 42, RUN THENCE
SOUTHWESTERLY ALONG THE
NORTH LINE THEREOF FOR 6
FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTHWESTEDLY 66 FEET ALONG THE NORTH 22 - 27, OF THE PUBLIC RÉCORDS ERLY 66 FEET ALONG THE NORTH-ERLY BOUNDARY OF LOTS 12 AND 3, RUN THENCE SOUTHEAST-ERLY TO A POINT 24 FEET SOUTH-WESTERLY OF THE SOUTHEAST CORNER OF LOT 13, RUN THENCE NORTHEASTERLY 24 FEET TO THE NORTHEASTERLY 24 FEET TO THE SOUTHEAST CORNER OF LOT 13, THENCE RUN EAST 26 FEET ALONG THE SOUTH BOUNDARY OF LOT 12, RUN THENCE NORTH-WESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING

more commonly known as 1418 West Perdiz Street, Tampa, FL 33612.

This action has been filed against you. and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, GILBERT GARCIA GROUP, P.A., whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before January 31, 2025, 30 days after

## **HILLSBOROUGH COUNTY**

date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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 proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, 800 E. Twiggs Street Floor 5, Tampa, Florida 33602, County Phone: (813) 276-8100 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 26th day of December, 2024. Cindy Stuart, Clerk of Court Hillsborough County, Florida 800 E Twiggs St, Tampa, FL 33602

Deputy Clerk 832775.33844/JC

By: s/ Isha Tirado-Baker

1/3-1/10/25LG 2T

#### **Notice of Public Auction**

Notice of public auction for monies due on storage units. The auction will be held on January 22nd, 2025, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

9505 N. Florida Ave., Tampa, FL 33612 Carlos Velazquez Gonzalez B140 \$623.10 Lourdes Sabillon 1075 \$1.011.25 Mary Buttenschon B367 \$1,195.46 Shelia Mcnorton \$1,534.28 B558 Thomas Stephens B355 \$700.85 Alyssa Hassell B642 \$806.25 Luis Mejia B493 \$493.90 Joey Anderson 1009 \$665.60 B506 \$460.04 Zoe Lopez Cecelia Bradley A125 \$193.74 Pueyo Corrales 1017 \$1.392.75 B449 lla Woodard \$306.22 Pueyo Corrales 1038 \$1,392.75 Sheila Estevez B402-04 \$871.56 Sylvia Torres B235 \$829.48 Victoria Ross \$470.40 1068 Aaron Rougier B704 \$170.88 Jennifer McIntosh 1079 \$465.60 Antawn Dwayne Willis B564 \$557.62 Andre Dyke B012 \$431.80 B037 \$761.48 Tracie Boide Matthew Lauer \$1,233.40 Dorothy Turner B337 \$110.14 Sherla Paulsen B348 \$509.80 Erick Jimenez B546 \$599.05 Gene Smith-Mosley B601 \$391.45 Anesia Williams B270 \$390.20 Lisa Wolynski B430 \$253.04 Pueyo Corrales B049 \$1.575.10 A134 \$653.40 Susan Holder B354 \$235.14 Tranasha Hatcher Nicole Hogan B406 \$467.96 B524 \$452.50 10415 N. Florida Ave., Tampa, FL 33612 \$467.52 1342 \$335.84 1108 \$343.76

Darrick Whitehead Carlos Otero lacob McMurray Courtney Rogers \$1,166.42 Eduardo Sicard 1344 \$316.91 Christopher Woodard 1168 \$907.75 Carissa Carreiro 201 \$254.81 **Emerson Urbina** 1188 \$421.60 Sharon Olds \$392.86 314 Anibal Reyes 1228 \$463.76 Brandon Fargas 1276 \$719 60 Amanda Gore 1009 \$362.19 1112 \$493.20 Jeff Butler Takeya Parish 248 \$347.88 1262 \$555.88 **Emiley Beck** Tara Gainey 257 \$276.54 Virgil Thompson 1390 \$271.74 417 \$266.20 Ceguira Sirmons Dontrell Jackson 513 \$724.32 Jeffrey Robitaille 1175 \$576.65 Luis Periche Mayo 130 \$530.06 Carlos Atiles 1370 \$286.90 Mike Dunsworth 164 \$985.35 Retsidistswe Griffith \$841.52 1305 Brenda Huntley 1150 \$559.35 Theandria Jordan-Hill 202 \$276.54 Booker Joyner 1398 \$607.52 Tashila Johnson \$447.22 434 Dontrell Jackson 144 \$1.067.22 Joseph Allan 217 \$611.10 \$680.08 Maria Aguila 1015

3826 W. Marcum St., T ampa, FI 33616 Nancy Welch \$312.60 Dominigie Keller 075 \$392.15 Jordyn Janke \$220.00 Tania Sanches Rodriguez 146 \$335.84 \$414.30 Liz Fanfan 037 Victoria Diaz \$734.60 Mr. Wesley Curve 738 \$492 11 Ankor Gutierrez 034 \$732.60 Shirley Swart \$288.10 Crystal Reynolds 245 \$224.68 577

\$297.88 Dominigie Keller 3939 W. Gandy Blvd., Tampa, FL 33611 Daniel Ascanio \$522.14 Jason Everist 1656 \$307.60 Michael Barlow 1448 \$439.23 Shelly Cook 1524 \$996.80 Wendy Stevens 1621 \$1,140.60 Stephanie Smith 2613 \$204.05 Aaron Williams 1294 Valarie White 1041 \$783.60 Dennis Alexander 4004 \$277.20 Robert Patterson 1577 Robert Herman 1730 \$414.20 Brandon Brown 4304 \$619.01 Niasia Dacus-Primer 1572 \$504.19 Tyrone Smith 1221 \$327.26 Rachel Zweber 1665 \$320.32 **Daniel Powell** 1678 \$522.14 Angie Jenkins 1200 \$263.40 1447 Michael Barlow \$439.23 Robert Patterson 2550 \$312.60 Shawn Hill 1370 \$440.75 Tyree Robinson \$548.50 1500 Evelyn Rosa 4540 \$329.50 Cynthia Schuhmann 1154 \$709.50 Yolanda Murphy 2012 \$452.50 Cynthia Schuhmann 1168 \$1,491.45 Mark Mellay 1716 \$468.40 \$230.36 Thelma Cook 4063 Freddy Ravelo 2423 \$281.66 Eugene Fanfan 2021 \$463.45

4406 W. Hillsborough Ave., Tampa, FL 33614

4105

\$591.68

Dymond Washington

**HILLSBOROUGH COUNTY** 

Juan Cortes 4317 \$717.08 Phenrick Hurtault \$511.80 3055 Frederick Jones 4163 \$766.35 Tiion Walker 3122 \$783.65 Yadier Herrera 4244 \$333.84 Madelyn Martinez 4122 Da Von Smalls 4112 \$260.76 Brain Leon 2100 \$276.54 Marquita Cabrera \$261.40 1216 Rudy Augustin 4082 \$318.76 Kermith Ortiz Velez 4102 \$460.76 Theo Lane \$1,306.80 Kevin Vinson 4061 \$243.37 1314 \$437.94 Okie Miller Renay Villar 1611 Amanda Richardson 4060 \$475.00 Noriega Thompson 3143 \$289.55 Lazaro Israel Garcia \$629.08 Jessie Fraser 3074 \$1.311.35 Michael Tadesse 4030 \$1.971.29 Kera Johnson 4034 \$1,091.85 Luanny Concepcion 3138 \$597.28 \$449.68 Sandra Calleia 4134 Sherika Fluitť 1620 \$480.81 Shqeilla Isaac 4426 \$400.87 Claudia Giovanettii 1001 \$844.00 Boyd Brueggemann 3215 \$867.41 Adriana Ogosto 4210 \$387.68 Elizabeth Gomez 4114 \$333.84 Daniel Cotten 1302 \$466.54 Tyler Burkes 4151 \$816.50 Brendan Foley 4243 \$709.43 Amanda Richardson 4021 \$452.50 5404 W. Waters Ave., Tampa, F 33634 2177 1071

Linda Wellch \$1,747.50 Victoria Brown \$821.03 Armani Santana \$1,199.08 1082 Leonard Osgood 1482 \$505.30 Helen Saez 2022 \$693.75 Joel Morales 1155 \$824.90 Xavier Francis 2074 \$445.25 Tomika Campbell 1320 \$542.84 Armani Santana 1091 \$1,275.07 Carmen Taylor 2136 \$526.82 \$1,275.07 Armani Santana 1089 Kimberly McWilliams \$608.40 1062 Tommy Clark 2052 \$307.60 Vontavia Silve 1486 \$1.392.60 Stefan Iliev 1157 \$350.20 Xavier Francis 2182 \$687.76 Jessica Willis 1494 \$553.20 Yoslendy Lopez Cespedes 1193 \$592.16 Hocine Benbekhaled 1173 \$328.30 Kathleen Coleman 2126 \$523.00 Jermel Allen 1224 \$687.11 Antonia Elliott 1141 \$269.08 Patricia Jimenez 1000 \$1,579.10 Louris Romero Martinez 1396 \$374.00 6111 Gunn Hwy., Tampa, FL 33625 \$1,778.19 Anton Bociek . 1029 Jonah Christian 1057 \$1.063.00

Jasmyne Melendez 1354 \$514.40 Jessica Santos \$514.40 1342 Andrea Aquilar 2563 \$437.30 Roderick Harrison 2641 \$421.40 Gerardhie Rolon Vazquez 1713 \$941.25 Ramon Fernandez 2314 \$214.44 Colette Dalton 1002 \$566.34 Erica Soler 2307 \$569.87 Roderick Harrison 2635 \$395.90 Karen Young 1036 \$2,472.12 Marcus Gaddy 1048 \$563.54 Curtis Cieslak 1052 \$1,285,50 Sara Cano 1212 \$390.35 Cheryl Stanley 1541 \$957.55 Jeff Harman 3272 \$416.10 Melissa Lauro 3635 11401 W. Hillsborough Ave., Tampa, FL 33635 \$159.00 Keisha Alamin 2064 Julie Rozmarvnowski 1226 \$1.013.68 Yessica Torrés 2116 \$462.84 Carla Duarte 0030 \$369.70 Carmen Pagan 1173 \$431.68 Dom Freeman 1311 \$869.85

Jessica Nunez Harold McCall 1223 \$762.88 Larry Bloodsaw 1320 \$607.74 3182 Curlew Rd., Oldsmar, FL 34677 Jennifer Viens \$616.80 D110 Frank Laurenzana G006 \$1,251,25 Joann Wedekind A143 \$556.90 Hailey McDonald B130 \$234.40 John Carev C125 \$1.718.87 Florentina Diaz D005 \$1,547.50 C298 Michael Mullin \$979.24 Vivian Mallov C183 \$682.40 Elizabeth Gomez C025 \$803.75 A102 \$750.20 E027 \$1.537.00

1259

\$255.84

Vickie Sanford Nancy Jones 14123 State Rd. 54, Odessa, FL 33556 Daniel Campos \$851.45 Tenli Tartaglia-Kuck 1166 \$461.00 1/3-1/10/25LG 2T

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

PROBATE DIVISION Case No.: 24-CP-002959

IN RE: ESTATE OF BRAYAN BERGERY GUEVARA,

## NOTICE TO CREDITORS

The administration of the Estate of Brayan Bergery Guevara, deceased, whose date of death was June 2nd, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

## **HILLSBOROUGH COUNTY**

BE FOREVER BARRED

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

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

The first date of publication is January 3 2025

Personal Representative: Miladys Guevara 4510 North Eddy Drive Tampa, Florida 33603

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

1/3-1/10/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

Case No. 24-CP-003531 Division A

IN RE: ESTATE OF SHARON A. LONG, a/k/a SHARON CHRISTINE LONG, Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of SHARON A. LONG, deceased, whose date of death was July 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida, 33602. The pages and addresses Florida 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 3, 2025

Co-Personal Representatives: Richard Long 12011 Ledbury Commons Drive Gibsonton, Florida 33534 William Long 4014 Moreland Drive Valrico, Florida 33596

Attorneys for Personal Representatives: BaumannKangas Estate Law 201 E. Kennedy Boulevard, Suite 830 Post Office Box 399 Tampa, Florida 33601-0399

1/3-1/10/25LG 2T

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

FILE NO: 24-CP-004001 DIV.: A IN RE: ESTATE OF

#### Deceased. NOTICE TO CREDITORS

BRENDA LOU HARP,

The administration of the estate of BRENDA LOU HARP, deceased, whose date of death was September 9, 2024, 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 again 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 NOTICE ON THEM.

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's 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 PE-

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: /s/ Bradley John Harp BRADLEY JOHN HARP 1215 Terra Mar Drive Tampa, FL 33613

Attorney for Personal Representative: /s/ Emma Hemness Emma Hemness, Esq. Florida Bar # 56960 HEMNESS FALLER ELDER LAW 309 N. Parsons Ave. Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax probate@hemnesslaw.com

1/3-1/10/25LG 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

MINDFUL LOOK Owner: Chelsea Clark

503 E. Jackson St. #110 Tampa, FL 33602

1/3/25LG 1T

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

CASE NO. 2024-CP-003536

IN RE: ESTATE OF **OLIN SHEPHERD** Deceased.

## **LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY**

## NOTICE TO CREDITORS

The Order of Summary Administration for the ESTATE OF OLIN SHEPHERD, deceased, whose date of death was June 21, 2024, was entered on December 18, 2024 by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa FL 33602. The name and address of the person to whom the entire estate after payment to creditors was assigned by order and the attorney for the estate are set forth

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Total value of the estate was approximately \$49,000.00.

The date of first publication of this notice is December 27, 2024.

Personal Representative: Jessica Lynn Ellis 4421 Strauss Road Plant City, FL 33565

Attorney for Estate: Cynthia M. Petitjean, Esq Florida Bar No. 947512 Cynthia M. Petitjean PL 1306 Thonotosassa Road Plant City, FL 33563 Telephone: 813-659-2020

12/27-1/3/25LG 2T

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

Case No.: 23-CC-075287

#### NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., January 21, 2025 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. Virtual participation in this public hearing is available through communications media technology, as described below.

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

Virtual Participation Option: Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Land Use Hearing Officer during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Land Use Hearing Officer, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Land Use Hearing Officer to the staff of the Development Services Department at least two business days prior to the Land Use Hearing Officer 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 Land Use Hearing Officer will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Land Use Hearing Officer by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

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

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

link. If you have any questions or need additional information for providing public input you

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDA-ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE LAND USE HEARING OFFICER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED. Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

## **VARIANCE REQUEST**

Petition VAR 25-0172, filed on 11/15/24 by Mindy Merriman, of 700 W. Ninth St, Adel, GA 31620, ph (229) 896-4500. Requesting a Variance to Sign Requirements. The property is presently zoned PD (15-0678) and is located at 8435 S 301 Hwy.

Petition VAR 25-0176, filed on 11/18/24 by Jason Kendall, of P O Box 1424, Valrico, FL 33595, ph (83) 361-7378. Requesting a Variance to Accessory Dwelling Standards. The property is presently zoned ASC-1 and is located at 575 Ft South of Country Gate Ct and Little Rd Intersection, and 350 Ft E side of Little Rd.

Petition VAR 25-0188, filed on 11/19/24 by Henry & Lindy Lloyd, of 390 Henderson Ave, Seffner, FL 33584, ph (813) 480-9726. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-6 and is located at 390 Henderson Ave. Petition VAR 25-0209, filed on 11/26/24 by Addie Mentry, of P O Box 332, Odessa, FL 33556, ph (727) 614-1680. Requesting a Variance to Sign Requirements. The property is presently zoned PD (18-1057) and is located at 3400 E. Fletcher Ave.

Petition VAR 25-0210, filed on 11/26/24 by Pasquale and Allison Cuffaro, of 905 Hillary Circle, Lutz, FL 33548, ph (813) 205-7113. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-2, 84-0380 and is located at 905 Hill-

Petition VAR 25-0216, filed on 11/27/24 by Brian & Betty Sweat, represented by Brice Pinson, Halff Associates, of 1000 N. Ashley Dr. Ste.900, Tampa, FL 33602, ph (813) 497-4903. Requesting a Variance to Subdivision Access Requirements. The property is presently zoned RSC-6, MH and is located at W of Intersection of Fort King Hwy & Flint Estates Dr

## SPECIAL USES

Petition SU-AB 25-0107, filed on 11/04/24 by PRP Wine International, Inc., represented by George Cochran, of 1323 Bond St.#179A, Naperville, IL 60563, ph (630) 995-4514. Requesting a Special Use 3 PS Alcoholic Beverage Permit with Separation Waiver(s). The property is presently zoned PD (98-0437) and is located at 8402 Laurel Fair Cir.

Petition SU-AB 25-0137, filed on 11/07/24 by Carrollwood Kekes LLC, represented by James Johnston, of 300 S. Orange Ave, Ste 1600, Orlando, FL 32801, ph (407) 835-6795. Requesting a Special Use 2-COP-RX Alcoholic Beverage Permit with Separation The property is presently zoned PD (89-0177) and is located at 13121 N.

Petition SU-AB 25-0218, filed on 11/27/24 by Amado Camilo, represented by Dixie Liberty, of 200 Adams Ave, Hopkinsville, KY 42240, ph (813) 817-8585. Requesting a Special Use 4-COP Alcoholic Beverage Permit with Separation Waiver(s). . The property is presently zoned CG and is located at 3710 W. Waters Ave.

1/3/25LG 1T

## **HILLSBOROUGH COUNTY**

THE LANDINGS AT ALAFIA TRACE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

RENEE RUDOLF, Defendant(s).

#### NOTICE OF ONLINE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure 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 37 of LANDINGS AT ALAFIA, a subdivision according to the Plat thereof as recorded in Plat Book 129, Pages 27 through 31, of the Public Records of Hillsborough County, Florida

Property Address: 9658 Place, Riverview, FL 33578 9658 Tocobaga

at public sale to the highest bidder for cash, except as set forth hereinafter, on January 31, 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 sur-plus 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

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 December, 2024. /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

12/27-1/3/25LG 2T

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

CIVIL DIVISION CASE NO. 24-CA-006149

BRIGHTHOUSE LIFE INSURANCE

Plaintiff.

LAZARUS PROPERTIES, LLC, et al, Defendants/

#### NOTICE OF SALE **PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 16, 2024, and entered in Case No. 24-CA-006149 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Brighthouse Life Insurance Company is the Plaintiff and ELEAZAR KAUFMAN A/K/A ELEAZAR YEHUDA KAUFMAN and LAZARUS PROPERTIES, LLC the Defendants. Cindy Stuart, Clerk of the Circuit Court in and for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on **February 11, 2025**, the following described property as set forth in said Order of Final Judg-

ment, to wit: LOT 112, ZION HEIGHTS ADDITION, ACCORDING TO TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 5, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.

DATED at Hillsborough County, Florida, this 19th day of December, 2024

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

630282.105002/AFD 12/27-1/3/25LG 2T

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

CASE NO.: 24-CC-008850, DIVISION I

NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff,

#### HILLSBOROUGH COUNTY

JENNIFER RUIZ; JEFFREY M MCFARLANE; JJDY LYNN FEDEROFF; JANA LEANNE MCFARLANE; SHARI MCFARLANE; IAN JAMES JACKSON; and THE UNKNOWN HEIRS. DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN A. MCFARLANE, DECEASED, Defendants.

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the *In Rem* Final Judgment of Foreclosure entered in this cause on December 18, 2024, by the County Court of Hillsboorugh County, Florida, the property described as:

Unit 26-A5, NORTHBAY VILLAGE CONDOMINIUMS, a Condominium, and an undivided interest or share in the common elements appurtenant thereto, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium as recorded in Official Records Record Book 3595. Page 385, as amended; and the plat thereof recorded in Condominium Plat Book 2, Page 48, both of the Public Reof HILLSBOROUGH County,

#### PROPERTY ADDRESS: 6326 Newtown Circle, #A5, Tampa, FL 33615.

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

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

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

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

12/27-1/3/25LG 2T

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

JUVENILE DIVISION CASE NO. 23-DP-705 DIVISION: S

DOB: 10/15/2023 MINOR CHILD NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: NEYSHMARIE ROMERO BETAN-COURT

IN THE INTEREST OF:

Madison Lake Cir., Tampa, FL 33619 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termiand Pallilles, has lied a Pedition to terminate your parental rights and permanently commit the following child for adoption: J.D-R. born on 10/15/2023. You are hereby commanded to appear on February 24, 2025, at 9:40 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twings Street Courtroom Num. 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an ADVI-SORY HEARING.

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 20th day of December, 2024.

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003664 Division B

IN RE: ESTATE OF DAVID WILLIAM COOPER

#### NOTICE TO CREDITORS The administration of the estate of Da-

vid William Cooper, deceased, whose date of death was September 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and

## **HILLSBOROUGH COUNTY**

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 persons having claims of demanus 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 editor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: /s/ David Lawrence Cooper 3219 Lutz Lake Fern Road Lutz, Florida 33558

Attorney for Personal Representative: /s/ Lawrence E Fuentes Attorney Florida Bar Number: 161908 Fuentes & Kreischer, P.A. 1407 W. Busch Blvd. Tampa, Florida 33612 Telephone: (813) 933-6647 Fax: (813) 932-8588

E-Mail: lef@fklaw.net 12/27-1/3/25LG 2T

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

File No. 24-CP-003541 Division A

IN RE: ESTATE OF ROBERT ANTHONY JOHNSON, SR.

#### NOTICE TO CREDITORS

The administration of the estate of Robert Anthony Johnson, Sr., deceased, whose date of death was September 19, 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 the personal representative and resentative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against persons naving claims or demands against decedents's estate on whom a copy of this notice is served must file their claim with this court ON OR BEFORE 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 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 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 the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-

EVER 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.

DA STATUTES 733.702 WILL BE FOR-

he date of first publication of this notice

is December 27, 2024. Personal Representative: /s/ Nathalie P. Johnson a/k/a Nathalie P. Jabouin 3811 W. Leila Avenue Tampa, Florida 33616-2405

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

Attorney
Florida Bar Number: 70852
Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundylaw.com Secondary E-Mail: dmorris@olderlundylaw.com

12/27-1/3/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003876

Division A

IN RE: ESTATE OF PENNY RENEE BREITSTEIN a/k/a PENNY R. BREITSTEIN Deceased.

## NOTICE TO CREDITORS

The administration of the estate of Penny Renee Breitstein a/k/a Penny R. Breitstein deceased, whose date of death was Octo-ber 26, 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 the personal representa-tive's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court ON OR BEFORE 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 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 the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: /s/ Joshua A. Breitstein 1420 SW 130th Street Burien, Washington 98146

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

Attorney Florida Bar Number: 70852 Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 Fax: (813) 839-4411 E-Mail: ataylor@olderlundylaw.com Secondary E-Mail: dmorris@olderlundylaw.com

12/27-1/3/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-003943

IN RE: ESTATE OF

FOLIO: 132759.0000

FOLIO: 144734.0000

FOLIO: 147441.0100

## HILLSBOROUGH COUNTY

TROY JOSEPH VASATURO a/k/a TROY J. VASATURO a/k/a TROY VASATURO Deceased.

#### **NOTICE TO CREDITORS**

The administration of the estate of TROY JOSEPH VASATURO, deceased, IROY JOSEPH VASATURO, deceased, whose date of death was November 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: ELIZABETH ANN VASATURO 5601 Hawklake Road Litbia, FL 33547

Attorney for Personal Representative: Gregg G. Heckley, Esquire greggheckleyatty@tampabay.rr.com Florida Bar No. 441414 15511 Woodfair Place Tampa, FL 33613 (813) 936-1632

12/27-1/3/25LG 2T

IN THE CIRCUIT COURT OF THE

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

As the result of being unable to effectuate certified mail notice to violators of the City As the result of being unable to effectuate certified man notice to violations of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/8/2025 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-24-0003346
NAME OF VIOLATOR: MICAH HENDRIX
LOCATION OF VIOLATION: 3808 W LEILA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: GANDY MANOR ADDITION LOT 4 BLOCK 12

CASE NO: COD-24-0003724 NAME OF VIOLATOR: JOHN E AND ASHLEY CANCEL LOCATION OF VIOLATION: 10204 N 23RD ST, TAMPA, FL

CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: ALTMAN COLBY SUBDIVISION 1ST ADDITION LOT 7 BLOCK 6 FOLIO: 143053.0000

CASE NO: COD-24-0003751

NAME OF VIOLATOR: MOHAMED EL KASRI
LOCATION OF VIOLATION: 10220 N 28TH ST, TAMPA, FL
CODE SECTIONS: 19-233(a)
LEGAL DESCRIPTION: ALTMAN COLBY LAKE SUBDIVISION LOT 9 BLOCK 6 FOLIO: 143193.0000

CASE NO: COD-24-0003862

NAME OF VIOLATOR: PAULA HURTADO
LOCATION OF VIOLATION: 9701 E CASTLE CT, TAMPA, FL
CODE SECTIONS: 19-49 19-231(3) 19-231(1)c 19-231(5)a 19-231(5)c 19-231(10)
19-231(15)a 19-231(16)b 19-231(17)
LEGAL DESCRIPTION: CASTLE GARDENS LOTS 48 49 AND 50 BLOCK G MAP OF CASTLE HEIGHTS FOLIO: 146019.0000

CASE NO: COD-24-0003871 NAME OF VIOLATOR: YOUNG WILBERT ESTATE LOCATION OF VIOLATION: 2508 N 32ND ST, TAMPA, FL CODE SECTIONS: 19-49 19-50 19-56 LEGAL DESCRIPTION: VEDADO LOTS 4 AND 5 BLOCK 6 FOLIO: 175671.0000

CASE NO: COD-24-0003894 NAME OF VIOLATOR: MARIEA GUEST LOCATION OF VIOLATION: 1904 E ANNONA AVE, TAMPA, FL CODE SECTIONS: 19-233(a)

LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 15 BLOCK 64 CASE NO: COD-24-0003922

NAME OF VIOLATOR: LOCATION OF VIOLATION: 2910 E OKARA RD, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)a LEGAL DESCRIPTION: LAUREL TERRACE LOTS 9 AND 10 BLOCK 4

CASE NO: COD-24-0003923 NAME OF VIOLATOR: JOEL LAWS
LOCATION OF VIOLATION: 2605 E 99TH AVE, TAMPA, FL
CODE SECTIONS: 19-5(a) 19-49
LEGAL DESCRIPTION: LAUREL TERRACE LOTS 20 21 AND 22 BLOCK 12 FOLIO: 147523.0000

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

CASE NO: COD-24-0003630 NAME OF VIOLATOR: JEAN GOODMAN LOCATION OF VIOLATION: 2708 E ANNIE ST, TAMPA, FL CODE SECTIONS: 27-283.11(b) 27-326 LEGAL DESCRIPTION: LAUREL TERRACE LOTS 7 AND 8 BLOCK 2 FOLIO: 147430.0000

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

## HILLSBOROUGH COUNTY

13TH JUDICIAL CIRCUIT. IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-DR-015504 Division: B

CARMEN L CASAMAYOR, Petitioner

and

RAMON CASAMAYOR, Respondent.

#### NOTICE OF ACTION FOR **DISSOLUTION OF MARRIAGE**

TO: RAMON CASAMAYOR Last known address: 3739 Williams Landing Circle, Tampa, Florida 33610

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARMEN L CASAMAYOR, whose address is 3739 Williams Landing Cir, Apt 5107, Tampa, Florida 33610, on or before 1/22/25, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 12/17/24

Clerk of the Circuit Court /s/ John Rollo Deputy Clerk

12/20-1/10/25LG 4T

## IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No: 24-DR-14009 Division: E

GUERREIRO SOUZA, EDIMAR

Petitioner,

GADELHA DE SOUZA, PRISCILA Respondent.

#### NOTICE OF ACTION

TO: PRISCILA GADELHA DE SOUZA 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 01/21/2025 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 Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated 12/16/2024

Cindy Stuart Clerk of the Circuit Court

By: s/ Isha Tirado-Baker Deputy Clerk 12/20-1/10/25LG 4T

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

CASE NO.: 24-DR-014607 DIVISION: D

IN RE: THE MARRIAGE OF:

BRENDA LIZETH RODAS LORENZO DE Petitioner/Wife,

and

FERNANDO DAVID NAVARRO PAZ Respondent/ Husband

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

TO: FERNANDO DAVID NAVARRO PAZ Last known address: 4ta y 5ta calle avenida ferrocarril 4-22 zona 2 Barrio El Rosario Coatepeque, Guatemala.

YOU ARE NOTIFIED that an action for a 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 C. Christine Smith, Esq., attorney for Brenda Lizeth Rodas Lorenzo Navarro, whose address is 6318 US Highway 301 S., Riverview, Florida 33578, on or before January 7, 2025, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediate. by thereafter. If you fail to do so, a default may be entered against you for the re-lief demanded in the petition.

Copies of all court documents in this case, including orders, are available at

## HILLSBOROUGH COUNTY

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 Cur-rent 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 12/5/2024 Cindy Stuart Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Isha Tirado-Baker Deputy Clerk

12/20-1/10/25LG 4T

#### IN THE CIRCUIT COURT. FOURTH JUDICIAL CIRCUIT, IN AND FOR DUVAL COUNTY, FLORIDA

CASE NO.: 16-2024-DR-15435 DIVISION: FM-D

IN RE MARCO A. GARCIA, Petitioner,

DIANA R. FELIX, Respondent.

#### AMENDED NOTICE OF ACTION OF PETITION FOR DETERMINATION OF PATERNITY AND TO COMMENCE SUPPORT

TO: DIANA R. FELIX 1111 Parsons Avenue Brandon, FL 33510

YOU ARE NOTIFIED that an action for Petition for Determination of Paternity and to Commence Support has been filed by against you and that you are required to serve a copy of your written defenses, if any, to it on Crystal L. Klien, c/o Susan P. Pniewski, Esquire, 4812 San Juan Avenue, Jacksonville, FL 32210 on or before January 24, 2025, and file the original with the clerk of this Court at 501 W. Adams Street, lacksonville, FL 32020 before service on Jacksonville. FL 32202 before service or Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the motion.

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 Cirrount is seen the clerk of the Christian 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 be addresses on record at the clerk's 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 com-ply can result in sanctions, including dismissal or striking of pleadings. DATED 12/10/2024

Jody Phillips Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk First Coast Law

12/20-1/10/25LG 4T

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

CASE NO. 20-DP-794 DIVISION: C

IN THE INTEREST OF: DOB: 7/3/2013 MINOR CHILD

#### NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

TO: Unknown Father Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termiand Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: Y.R. born on 7/3/2013. You are hereby commanded to appear on February 10, 2025, at 9:00 AM before the Honorable Daryl M. Manning at the Hillsborough Court house, Edgecomb Courthouse, 800 East Twiggs Street Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL
TO APPEAR ON THE DATE AND TIME
SPECIFIED, YOU MAY LOSE ALL 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 par-ticipate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact ADA Coordi-nator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Im-33002, Filone. 313-272-7040, Healing IIII-paired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon 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 13th day of December, 2024. Cindy Stuart

Clerk of Court By: s/Indray Zelaya DeputyClerk

12/20-1/10/25LG 4T

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

## HILLSBOROUGH COUNTY

STATE OF FLORIDA

PROBATE DIVISION CASE NO.: 24-CP-000913

DIVISION: A IN RE: THE ESTATE OF

Decedent. NOTICE OF ACTION

#### TO: JOAN FALLANG

THOMAS VOGEL, JR.

YOU ARE NOTIFIED that an action to probate the estate of Thomas Vogel, Jr., deceased, 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: Kaydell Wright-Douglas, Esquire, 110 North Armenia Avenue, Suite A, Tampa, FL 33609

on or before 01/16/2025 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 default judgment for the relief demanded in the

Petition, without further notice. Dated on 12/12/2024. Cindy Stuart As Clerk of the Court By s/ Ryan Marsh As Deputy Clerk

12/20-1/10/25LG 4T

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

Case# 24-DR-15602 Division: C-P

NOEMI LEEANNE GARCIA Petitioner,

and TORIUS SHAWN TAFT JR. Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: TORIUS SHAWN TAFT JR.

Last known address: 9043 Canopy Oak Ln #0704 #301, Riverview, FL 33578 You are hereby notified that an action You are hereby notified that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NOEMI LEEANNE GARCIA whose address is 8411 Del Rio Way Apt 376, Tampa, FL 33617 on or before 01/10/2025, 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 tioner 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 12/5/2024 Clerk of the Circuit Court By: Chaunye Jones

Deputy Clerk 12/20-1/10/25LG 4T

#### **NOTICE OF SUSPENSION** HILLSBOROUGH COUNTY

To: STEVEN J. HOLT Case No.: CD202407271/D 3023357

A Notice of Suspension to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120,569 and 120,57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

12/20-1/10/25LG 4T

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

CASE NO.: 21-DP-532 DIVISION: S

IN THE INTEREST OF: DOB: 12/13/2008 DOB: 11/24/2009 MINOR CHILDREN

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: DONNIE JEFFRIES, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.J. born on 12/13/2008, and A.J. born on to appear on January 21, 2025, at 11:00 AM before the Honorable Leslie K. Schul-Aw before the Horiotable Lesile K. Schlin-tz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS

A PARENT TO THE CHILDREN NAMED IN THIS NOTICE.

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

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

Witness my hand as Clerk of said Court and the Seal thereof, this 13th day of December, 2024.

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

12/20-1/10/25LG 4T

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

Case No.: 24-DR-012686 Division: E

IN RE THE MARRIAGE OF: FAITH HOPE DOTSON,

Petitioner,

PAUL NAVA ARRIOLA, Respondent

NOTICE OF ACTION FOR PUBLICATION

TO: PAUL NAVA ARRIOLA

YOU ARE NOTIFIED that an action to Determine Paternity and Other Relief, including claims for timesharing, child support, ability to get a passport, sole parent-

## HILLSBOROUGH COUNTY

ing, and other child-related issues, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Carl J Ohall, Esq., Petitioner's attorney, whose address is 6800 Gulfport Blvd. South, Suite 210-288, South Pasadena, FL 33707, on or before January 8, 2025, and file the original with the clerk of this court at Hillsborough Countby Countby 800 E. Twiggs Street County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

Dated: this 3rd day of December, 2024. Cindy Stuart Clerk of the Circuit Court

By: /s/ Isha Tirado-Baker Deputy Clerk

12/13-1/3/25LG 4T

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

CASE NOS. 23-DP-697; 24-DP-499 DIVISION: C

IN THE INTEREST OF: L.F. DOB: 8/10/2021 L.F. DOB: 4/06/2023 L.F. DOB: 7/06/2024 MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: KALEB HISERODT, DOB: 08/27/1989 Address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.F. born on 08/10/2021, L.F. born on 02/06/2023, L.F. born 07/06/2024. You are hereby commanded to appear on

# CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/15/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397 City Clerk at (813) 274-8397.

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

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

CASE NO: COD-24-0000439 CASE NO: COD-24-0000439

NAME OF VIOLATOR: YEFRY D PADILLA

LOCATION OF VIOLATION: 6604 N 30TH ST, TAMPA, FL

CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5

LEGAL DESCRIPTION: IVINELL LOT 42

CASE NO: COD-24-0001255 NAME OF VIOLATOR: ANDREA COLON GUADALUPE AND LOCATION OF VIOLATION: 1115 E LINEBAUGH AVE, TAMPA, FL CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5 LEGAL DESCRIPTION: CASTLE HEIGHTS MAP N 90 FT OF LOTS 1 AND 2 BLOCK A

CASE NO: COD-24-0001301 NAME OF VIOLATOR: JANIRY D BENITEZ/TRUSTEE
LOCATION OF VIOLATION: 2908 N 17TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5
LEGAL DESCRIPTION: YBOR HEIGHTS LOT 9 LESS N 5 FT AND E 1/2 OF CLOSED
ALLEY ABUTTING ON W BLOCK 3

FOLIO: 187341.0000 CASE NO: COD-24-0001326 NAME OF VIOLATOR: AC40 LLC LOCATION OF VIOLATION: 6601 N 9TH ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MAAG SUB LOTS 5 AND 6

FOLIO: 170395.0000

CASE NO: COD-24-0001335

NAME OF VIOLATOR: UNDERWOOD ARTHUR
LOCATION OF VIOLATION: 4723 N 34TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5

LEGAL DESCRIPTION: ZION HEIGHTS ADDITION LOTS 136 AND 137 FOLIO: 156902.0000

CASE NO: COD-24-0001948

NAME OF VIOLATOR: MISAEL LAZO FERREIRO
LOCATION OF VIOLATION: 10709 EDGEWATER LN, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5
LEGAL DESCRIPTION: GOLFLAND RESUB LOT 11 AND NWLY 25 FT OF LOT 12 BLOCK 34 FOLIO: 97067 0000

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

CASE NO: COD-23-0004061 NAME OF VIOLATOR: JD WSHID PROP SFR LLC SERIES LOCATION OF VIOLATION: 3108 E DIANA ST, TAMPA, FL CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5 LEGAL DESCRIPTION: HILL'S SUBDIVISION E 1/2 OF LOT 5 & S 42 FT OF E 1/2 OF LOT 6 BLOCK 3 FOLIO: 151402.0000

CASE NO: COD-23-0004063
NAME OF VIOLATOR: HILARY RICHARD AND BRADLEY
LOCATION OF VIOLATION: 4503 N 15TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5
LEGAL DESCRIPTION: WHITE J C SUBDIVISION LOT 4 FOLIO: 157811.0000

CASE NO: COD-23-0004091

NAME OF VIOLATOR: NEETA G DODKE
LOCATION OF VIOLATION: 3407 E 21ST AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5

LEGAL DESCRIPTION: O'BERRY'S INDUSTRIAL SITES CORRECTED MAP OF E 80
FT OF W 160 FT OF LOT A FOLIO: 175025.0000

CASE NO: COD-23-0004611
NAME OF VIOLATOR: RICH AND FELIPE HOME NAME OF VIOLATOR: RICH AND FELIPE HOME LOCATION OF VIOLATION: 1606 E OSBORNE AVE, TAMPA, FL CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5 LEGAL DESCRIPTION: PEELER HEIGHTS LOT 9 BLOCK 5 FOLIO: 157633.0000

CASE NO: COD-23-0004628

NAME OF VIOLATOR: BETHEA HOMES LLC

LOCATION OF VIOLATION: 2725 E COLUMBUS DR, TAMPA, FL

CODE SECTIONS: 5-105.1 5-106.9.1 (6) 5-108.4 5-109.5

LEGAL DESCRIPTION: RANKIN AND DEKLE E 32 FT OF LOT 1 BLOCK 1 FOLIO: 188704.0000

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

12/20-1/10/25LG 4T

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

HILLSBOROUGH COUNTY

January 13,2025, at 10:15AM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse located at 800 East Twiggs Street Courtroom 308 Tampa, FL 33602, for an ADVISORY HEARING upon a Petition for Termination of Parental Piciples for Termination of Parental Rights.

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

PLEASE CONTACT ADMINISTRATIVE PLEASE CONTACT ADMINISTRATIVE
OFFICE OF THE COURTS, ATTENTION:
ADA COORDINATOR, 800 E. TWIGGS
STREET, TAMPA, FL. 33602, PHONE:
813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-9575-7771, VOICE IMPAIRED: 1-800-9 955-8770, 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 IMMEDI-ATELY UPON RECEIVING THIS NOTI-FICATION 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 9th day of December, 2024.

Cindy Stuart, Clerk of Court By: s/ Indray Zelaya As Deputy Clerk

12/13-1/3/25LG 4T

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

CASE NO.: 24-CC-050888 DIVISION: V

BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a BEACON BUILDING PRODUCTS, Plaintiff.

LSCI, INC., a Florida corporation, D/B/A SUN-TEC SOLAR & ROOFING, and DAVID LARKIN, jointly and severally

# NOTICE OF ACTION CONSTRUCTIVE SERVICE

TO: DAVID LARKIN

10901 Corporate Circle N, Ste A St. Petersburg, FL 33716

YOU ARE HEREBY NOTIFIED that an action has been filed against you for Breach of Contract and Open Account and Breach of Contract and Open Account and you are required to serve a copy of your written defenses, if any, to it on Brian A. Leung, Esq., whose address is Holcomb & Leung, P.A., 3203 W. Cypress St., Tampa, FL 33607 on or before January 15, 2025, and to 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 wise a default will be entered against you for the relief demanded in the Complaint

This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA.

WITNESS my hand and seal at Hillsborough County, Florida this 10th day of December, 2024.

Cindv Stuart Clerk of the Circuit Court 800 E. Twiggs Street Tampa, FL 33602 By: /s/ Isha Tirado-Baker Deputy Clerk

Holcomb & Leung, P.A. 3203 W. Cypress St., Tampa, FL 33607 12/13-1/3/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

was assessed are: Folio No.: 0503710000 Certificate No.: 2022 / 4634 File No.: 2025-16 Year of Issuance: 2022

Pescription of Property: FLORIDA GARDEN LANDS REVISED MAP OF N 90 FT OF S 651.63 FT OF E 78.5 FT OF LOT L

PLAT BK / PG: 6 / 43 SEC - TWP - RGE: 26 - 30 - 19 Subject To All Outstanding Taxes

Name(s) in which assessed:

INA L BREWER

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 12/6/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

# NOTICE OF APPLICATION FOR TAX DEED

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

## HILLSBOROUGH COUNTY

Folio No.: 1242870000 Certificate No.: 2022 / 10844 File No.: 2025-19 Year of Issuance: 2022

Description of Property:
MARYLAND MANOR REVISED PLAT LOT 2 AND E 20 FT OF LOT 3 BLOCK PLAT BK / PG: 14 / 7

SEC - TWP - RGE: 33 - 29 - 18

**Subject To All Outstanding Taxes** Name(s) in which assessed: JANIS S HEUSTIS TRUSTEE JANIS S. HEUSTIS, TRUSTEE OF THE JANIS S. HEUSTIS REVOCABLE TRUST, DATED MAY 10, 2011

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 ex-tension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 12/6/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

#### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1755810000

Certificate No.: **2022 / 14006** File No.: **2025-20** Year of Issuance: 2022 Description of Property:
EAST BAY ADDITION LOT 12 BLOCK
14 AND S 1/2 OF VACATED ALLEY
ABUTTING THEREON

PI AT BK / PG : 4 / 108 SEC - TWP - RGE: 17 - 29 - 19 **Subject To All Outstanding Taxes** 

Name(s) in which assessed: DORSET GROUP LLC 3506 E 8TH AVE LAND TRUST DATED 02/14/2023 TRUSTEE ODAFE OGAGA

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

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

Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

# NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1988400418 Certificate No.: 2022 / 15183 File No.: 2025-21 Year of Issuance: 2022

Description of Property: HARBOUR COURT A CONDOMINIUM PHASE 1 BLDG 2 UNIT 2608 PLAT BK / PG : 10 / 23 SEC - TWP - RGE: 30 - 29 - 19 **Subject To All Outstanding Taxes** 

**GLENORA TRUST/TRUSTEE** CONTINENTAL DIVIDE PROPERTY MANAGEMENT

Name(s) in which assessed

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at <a href="https://www.hillsborough.">www.hillsborough.</a> realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or yokics impaired, call 711 hearing or voice impaired, call 711. Dated 12/6/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

#### NOTICE OF APPLICATION FOR TAX DEED

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

## HILLSBOROUGH COUNTY

was assessed are: Folio No.: 0795469022 Certificate No.: 2022 / 7991 File No.: 2025-22 Year of Issuance: 2022

Description of Property: SUNSHINE VILLAGE PHASES 3A AND 4 LOT 6 BLOCK 33 PLAT BK / PG : 130 / 197 SEC - TWP - RGE: 18 - 32 - 20

**Subject To All Outstanding Taxes** Name(s) in which assessed:

## SHAKIMA BACON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at <a href="https://www.hillsborough.com/ realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4005 time working drug price. tension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

# NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0499400000 Certificate No.: 2022 / 4585 File No.: 2025-24 Year of Issuance: 2022

Description of Property: W 300 FT OF GOV LOT 5 LESS S 1091.99 FT LESS ARMSTRONG'S RIVERSIDE ESTATES UNIT NO 1 AND LESS RD R/W SEC - TWP - RGE: 24 - 30 - 19

**Subject To All Outstanding Taxes** Name(s) in which assessed: LOGISTICAL INVESTMENTS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at <a href="https://www.hillsborough.">www.hillsborough.</a> realtaxdeed.com.

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

Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

# NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0024870050 Certificate No.: 2022 / 92 File No.: 2025-25 Year of Issuance: 2022

Description of Property: ESCHIPTION OF PROPERTY.

THAT PART OF W 132 FT OF E 309
FT OF S 920 FT OF SW 1/4 OF NW
1/4 LYING N OF COSME RD
SEC - TWP - RGE: 26 - 27 - 17

**Subject To All Outstanding Taxes** Name(s) in which assessed: SCOTT J BITMAN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711 Dated 12/6/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

# NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0213820120 Certificate No.: 2022 / 1900 File No.: 2025-26 Year of Issuance: 2022 Description of Property:

RENAISSANCE VILLAS CONDOMIN-IUM UNIT 201 BLDG A206 AND AN UNDIV INT IN COMMON ELEMENTS

SEC - TWP - RGE: 12 - 28 - 18 **Subject To All Outstanding Taxes** Name(s) in which assessed:

**CHENGLIANG JIANG** YANPING XIAO

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at www.hillsborough realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 12/6/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

## NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0397040000 Certificate No.: 2022 / 3716 File No.: 2025-27 Year of Issuance: 2022 Description of Property:

ORAN SUBDIVISION LOT 4 LESS W 100 FT OF S 156.7 FT AND LESS W 50 FT OF N 156.63 FT AND LOT 17 AND W 50 FT OF LOT 18 PLAT BK / PG : 29 / 42 SEC - TWP - RGE: 33 - 28 - 19

**Subject To All Outstanding Taxes** Name(s) in which assessed:

# GREATER NEW SALEM PRIMITIVE BAPTIST CHURCH INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

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

Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

## NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0059170010 Certificate No.: 2022 / 931 File No.: 2025-28 Year of Issuance: 2022

Description of Property: S 1/2 OF THE FOLLOWING LEGAL DESC: FROM NW COR OF E 1/2 OF DESC. FROM NW COR OF E 1/2 OF SE 1/4 RUN E ALONG N BDRY 800 FT & S 1 DEG 16 MIN W 550 FT FOR POB THEN CONT S 1 DEG 16 MIN W 100 FT S 89 DEG 24 MIN W 100 FT N 1 DEG 16 MIN E 100 FT & N 89 DEG 24 MIN E 100 FT TO BEG

SEC - TWP - RGE: 34 - 28 - 17 **Subject To All Outstanding Taxes** 

#### Name(s) in which assessed: CLAUDIO VARBARO

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on

## HILLSBOROUGH COUNTY

line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 12/6/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

# NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1017450000 Certificate No.: 2022 / 10116 File No.: 2025-30 Year of Issuance: 2022

Description of Property: WILMA OAK GROVE SUBDIVISION LOT 27 AND N 40.9 FT OF LOT 28 AND S 1/2 OF ALLEY N OF LOT 27 AND E 1/2 OF ALLEY W OF SAID LOTS

PLAT BK / PG : 12 / 22 SEC - TWP - RGE: 26 - 28 - 18 **Subject To All Outstanding Taxes** 

Name(s) in which assessed: **CONNEDA K FEAGLE** WILBUR L FEAGLE, JR.

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (1/23/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711 Dated 12/6/2024

Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk

12/13-1/3/25LG 4T

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

CIVIL DIVISION Case No.: 24-CA-006611 Division: "C"

JOHN RIVERA, Plaintiff.

SAMIR HADDAD, individually and as Trustee of the S.H. Land Trust 21, together with any and all Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, and all others who may claim an interest in the S.H. Land Trust 21 or in the real property described hereafter, Defendants.

## NOTICE OF ACTION

TO: SAMIR HADDAD, individually and as Trustee of the S.H. Land Trust 21, together with any and all Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees, and all others who may claim an interest in the S.H. Land Trust 21 or in the real property described hereafter, YOU ARE NOTIFIED that an ACTION

TO QUIET TITLE FOR OTHER RELIEF regarding the following property: Lot 3, Block 11, BELLMONT HEIGHTS, as recorded in Plat Book 4, Page 83, of the Public Records of Hillsborough County, Florida. ("Real Property") PIN: A-05-29-19-49Y-000011-00003.0 Fo-

lio #: 155376-0000 Street Address: 5017 N. 29th St., Tampa, FL 33610

and

Lot 1, Block 1, LIVINGSTON HEIGHTS, as recorded in Plat Book 9, Page 63 County, Florida. ("Real Property") PIN: of the Public Records of Hillsborou

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/22/2025 at 9:00 A.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case are in violation of the City of Fampa Code. Information listed below describes the dash enumber, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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

FOLIO: 189835 0000

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

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

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

## HILLSBOROUGH COUNTY

A-05-29-19-4AB-000001-00001.0 Folio #: 156348-0000 Street Address: 5014 N. 29th St., Tam-

pa. FL 33610

has been filed against you and you are required to serve a copy of your written defenses on or before January 15, 2025 (a date not less than 28, nor more than 60 days after the first publication of the notice), if any, to it on PERRY G. GRU-MAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, Tamps Eleida 32600 and file the pricing. Tampa, Florida 33609, 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.

DATED on December 3, 2024. Cindy Stuart Clerk of Court By: s/ Isha Tirado-Baker As Deputy Clerk Perry G. Gruman, P.A. 3400 W. Kennedy Blvd, Tampa, FL

12/13-1/3/25LG 4T

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

JUVENILE DIVISION CASE NO. 23-DP-362 DIVISION: C

IN THE INTEREST OF: DOB: 5/19/2019 MINOR CHILD

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: CHRISTOPHER BARNETT 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: J.B. born on 5/19/2019. You are hereby commanded to appear on January 10, 2025, at 9:00 AM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Courtroom 308 Tampa, FL 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ada@fijud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the schedules. this notification if the time before the sched-uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 5th day of December, 2024.

Cindy Stuart Clerk of Court By: s/Indray Zelaya DeputyClerk

12/13-1/3/25LG 4T

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

Case No.: 24-DR-013513 Division: FD

JOSE MOLINA. Petitioner,

IRENE SOLEDAD GONZAGA CHAMBA. Respondent.

#### AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: IRENE SOLEDAD GONZAGA CHAMBA Last known address: Calle Amazonas y Francisco de Orellana Esquina S/N Provincia Zamora, Ecuador 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 JOSE MOLINA, whose address is 10910 Tail Feather Court, Tampa, FL 33625, on or before 1/9/25, 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 re-lief 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 Cirrout flust keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the

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

Dated 12/4/24 Clerk of the Circuit Court /s/ C.R.

Deputy Clerk

12/13-1/3/25LG 4T

## **MANATEE COUNTY MANATEE COUNTY**

#### IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISIÓN CASE NO.: 2024-CC-002537

BRADENTON TROPICAL PALMS, INC.,

CHRISTOPHER GANS, HEATHER CHRISTOPHER GANS, HEATHER
TAYLOR, KELLY GANS AND THE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS CLAIMING BY, THROUGH,
UNDER OR AGAINST CLYDE MICHAEL
CANIS Defendants

#### NOTICE OF ACTION

TO: CHRISTOPHER GANS, KELLY
GANS AND THE UNKNOWN HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER OR AGAINST
CLYDE MICHAEL GANS

2706 17th Street Lane West, Bradenton, FL 34205

3626 Glenview Drive, De Soto, MO 63020

819 N. 2nd Street, De Soto, MO 63020 2372 Logue St., North Bellmore, NY

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

Unit # 2706 17 SLW, BRADENTON TROPICAL PALMS, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Provinces of the Cooperative Cooperative Cooperative Cooperative Cooperative Cooperative Co prietary Lease recorded in Official Records Book 1539, Pages 729-785, of the Public Records of Manatee County. Florida.

has been filed against you, and that you has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise default will mediately thereafter; otherwise default will be entered against you for the relief de-manded in the complaint or petition.

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

Angelina Colonneso As Clerk of the Court By /s/ Kris Gaffney Deputy Clerk Michelle T. Reiss, Esquire Florida Bar No. 36993 APPLETON REISS, PLLC 215 N. Howard Ave, Tampa, FL 33606

DATED on December 20th, 2024.

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

1/3-1/10/25LG 2T

Case No.: 2024DR000848

#### IN RE: THE ADOPTION OF TEGAN HAILEY FLEISCHER NOTICE OF ACTION FOR

TERMINATION OF PARENTAL RIGHTS
AND STEPPARENT ADOPTION TO: STEVEN M. DAHL Last Known Address: 545 Palencia Place, Lakeland, FL 33803

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSHUA FLEISCHER c/o RYANT. FASSO, ESQ., whose address is 601 S Harbour Island Blvd., Ste 109, Tampa, FL 33602, on or before 01/27/2025, and file the original with the clerk of this Court at 1115 Manatee Avenue W, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered fail to do so, a default may be entered against you for the relief demanded in the petition.

The minor child is identified as follows: TEGAN HAILEY DAHL Born April 11, 2011 Born in Tampa, Florida Physical Description of Respondent:

Age: 48 Race: White Hair Color: Blonde Eye Color: Blue Approximate Height: 5'11" Approximate Weight: 180

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 to the addresses on record at the clerk's office.

Dated December 16, 2024

Angelina Colonneso Manatee County Clerk of the Circuit Court By: s/ Trista Leblanc Deputy Clerk

12/20-1/10/25LG 4T

## **ORANGE COUNTY**

#### **ORANGE COUNTY**

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7045064.0 FILE NO.: 24-022308 PALM FINANCIAL SERVICES, LLC, Lienholder.

GERALD A. SWEENEY Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE **PROCEEDING** TO: Gerald A. Sweenev

1286 HIDDEN FOREST TRL Wetumpka, AL 36093-3504 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.8759% interest in Unit 95B of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida.
The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below.
The Obligor has the right to cure the default and any junior interestholder may redeem the interest for a minimum period of forty. 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 \$4,359.13, plus interest (calculated by multiplying \$1.61 times the number of days that have elapsed since December 16, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006024 NONJUDICIAL FORECLOSE PROCEEDING TO CLAIM OF LIEN BY

TRUSTEE CONTRACT NO.: 7045426.0 FILE NO.: 24-022312 PALM FINANCIAL SERVICES. LLC. Lienholder,

DAVID A. RIVERA Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: David A. Rivera

1334 W WOODCREST AVE Fullerton, CA 92833-4629 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce

a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

Saratoga Springs Resort described as:
An undivided 0.5474% interest in Unit 96A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings.

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 unitor interestholder may redeem and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,926.17, plus interest (calculated by multiplying \$1.00 times the number of days that have elapsed since December 16, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006025

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY CONTRACT NO.: 8009145.0

FILE NO.: 24-022792 PALM FINANCIAL SERVICES, LLC, Lienholder

BERNARDO FLEISCHMANN BATIZ; MARIANNE Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Bernardo Batiz 7000 Island Blvd Int 2006 Aventura, FL 33160 Marianne Fleischmann BURDEOS 37 - 601 **COL JUAREZ** Juarez 06600 Mexico YOU ARE NOTIFIED that a TRUSTEE'S

## **ORANGE COUNTY**

NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as: An undivided 0.6920% interest in Unit the Disney's Animal Kingdom 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')

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 fortyits interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2.885.46, plus interest (calculated by multiplying \$0.93 times the number of days that have elapsed since December 11, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgecombe. Esg.

Valerie N. Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006160

**NONJUDICIAL PROCEEDING** FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 8003498.0 FILE NO.: 24-022796 PALM FINANCIAL SERVICES, LLC, Lienholder,

JOSEPH COPPOLA Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING

TO: Joseph Coppola 621 Kings Grant Rd

Culpeper, VA 22701
YOU ARE NOTIFIED that a TRUSTEE'S
NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as:

An undivided 0.5525% interest in Unit 38 of the Disney's Animal Kingdom Kingdom a leasehold condominium (the "Condominium"), according to Declaration of Condominium thereof recorded in Official Records Book 9077. Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings

is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida.
The Obligor has the right to object to this
Trustee proceeding by serving written
objection on the Trustee named below.
The Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2.183.43, plus interest (calculated by multiplying \$0.67 times the number of days that have elapsed since December 11, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued.

Valerie N. Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006159

NONJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIE TRUSTFF CONTRACT NO.: 3270.5 FILE NO.: 24-022810 PALM FINANCIAL SERVICES, LLC,

NANCY F. HARRISON: **JOSEPH** HARRISON JOSEPH AKA HARRISON

TRUSTEE'S NOTICE OF FORECLOSURE **PROCEEDING** 

TO: Joseph Harrison, Jr., AKA Joseph 49 VILLA DR

Warminster, PA 18974-3780 Nancy F. Harrison 23120 Anns Choice Way

Warminster, PA 18974

Lienholder,

YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney Vacation Club at Walt Disney World Resort described as:

An undivided 0.0383% interest in Unit 51 of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this

## **ORANGE COUNTY**

Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of fortyfive (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,078.49, plus interest (calculated by multiplying \$0.20 times the number of days that have elapsed since December 13. 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82

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

Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006164

#### NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTIONS 713.78 & 713.585 OF THE FLORIDA STATUTES.

2014 VOLK 4D 3VW2K7AJ6EM217251 JAN. 14, 2025 AT DPL TOWING & RE-COVERY CORP: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 407-680-6770 2021 KIA UT 5XYRG4LC7MG041984 JAN. 14, 2025 AT DPL TOWING & RE-COVERY CORP: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 407-680-6770 2005 ACUR 4D JH4CL968X5C023604 JAN. 16, 2025 AT DPL TOWING & RE-COVERY CORP: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 407-680-6770 2007 BMW 4D WBAVA33547KX74257 JAN. 16, 2025 AT LIFT & GO LLC: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 321-278-4131

2017 HOND 4D 19XFC1F77HE010846 JAN. 17, 2025 AT LIFT & GO LLC: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 321-278-4131

2020 MITS 4D JA4AT5AA3LZ014534 JAN. 23, 2025 AT DB ORLANDO COL-LISION INC: 2591 N. FORSYTH RD, OR-LANDO, FL 32807 P#:407-467-5930 SUM TO REDEEM VEHICLE IS \$4,313.38

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSU-ANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SAT-THE LIEN.

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

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

AT ANY TIME BEFORE THE DATE OF

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

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

1/3/25LG 1T

#### IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

Case No. 2024-CP-003599-O

IN RECESTATE OF JANE E. JONES a/k/a JANE ELLEN JONES, Deceased

## NOTICE TO CREDITORS

The administration of the Estate of Jane E. Jones a/k/a Jane Ellen Jones, deceased, whose date of death was June 20, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AF-TER THE TIME OF THE FIRST PUBLICA-TION 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

## **ORANGE COUNTY**

under Section 732.2211, Florida Statutes The date of first publication of this notice is January 3, 2025.

Personal Representative: JANELL GALUSKI 5621 Brookline Drive Orlando, Florida 32819

Charleto, Florida 32819

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

1/3-1/10/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-003329-O

IN RE: ESTATE OF BERTHA CARMEN HODGE Deceased.

#### NOTICE TO CREDITORS (Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

You are hereby notified that an Order of Summary Administration has been entered in the estate of Bertha Carmen Hodge, deceased, File Number 2024-CP-003329-O by the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801; that the de-cedent's date of death was September 9, 2024; that the total value of the estate is \$0 and that the names and addresses of those to whom it has been assigned by such order are:

Address

Name 219 N. Hawthorne Ave Apopka, Florida 32703 Shamala Hodge ALL INTERESTED PARTIES ARE NOTI-

FIED 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 STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is December 27, 2024.

Person Giving Notice: /s/ Shamala Hodge 219 N. Hawthorne Avenue Apopka, Florida 32703

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

12/27-1/3/25LG 2T

#### IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-003839-O

IN RE: ESTATE OF FREDDIE GIBSON Deceased.

## NOTICE TO CREDITORS

The administration of the estate of Freddie Gibson, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando. FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

## **ORANGE COUNTY**

The date of first publication of this notice is December 27, 2024.

Personal Representative: /s/ Caraun Gibson CARAUN GIBSON 4722 Montauk Street Orlando, Florida 32808

Attorney for Personal Representative: /s/ Desiree Sanchez Desiree Sanchez, Esq. Florida Bar No. 10082 Ronda Robinson Florida Bar No. 1045409 SANCHEZ LAW GROUP, P.A. 605 E. Robinson Street, Suite 650 Orlando, Florida 32801 Tel: (407) 500-4444 Fax: (407) 236-0444 desiree@sanchezlaw.com ronda@sanchezlaw.com maria@sanchezlaw.com

12/27-1/3/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

Case No. 2024-CP-003218-O

IN RE: ESTATE OF

CURIE P. CATUNCAN Deceased

#### **NOTICE TO CREDITORS**

The administration of the estate of CUR-IE P. CATUNCAN, deceased, whose date of death was July 21st, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave., # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: /s/ Angelita Catuncan Alzona Angelita Catuncan Alzona

Personal Representative's Attorney: DSK Law Group
By: /s/ Norman W. Nash
Norman W. Nash, Esq., FBN 505161
332 North Magnolia Avenue
Orlando, FL 32801
Telephone: 407-992-3673
Fmail: pnash@dsklaworoup.com Email: nnash@dsklawgroup.com skrakower@dsklawgroup.com

12/27-1/3/25LG 2T

#### **NOTICE OF SUSPENSION** ORANGE COUNTY

To: FRANCY BEAUCHARD Case No: CD202409231/D 3433012

A Notice of Suspension to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

12/20-1/10/25LG 4T

# **OSCEOLA COUNTY**

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024 CA 000876MF BANK OF NEW YORK MELLON TRUST

COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST PLAINTIFF,

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELEN E. AHART A/K/A HELEN

AHART A/K/A HELEN ELAINE AHART A/K/A HFI FN FULLER A/K/A HELEN E. ADAMS ;

DEFENDANTS NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

## **ORANGE COUNTY**

NOTICE IS HEREBY GIVEN pursuant to NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 11th day of December, 2024, and entered in Case No. 2024 CA 000876MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust is the Plaintiff and UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AND ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
HELEN E. AHART A/K/A HELEN AHART
A/K/A HELEN ELAINE AHART A/K/A
HELEN E. FULLER A/K/A HELEN E. ADAMS, DEBRA S. BROWN A/K/A DEBRA
BROWN, PATRICIA E. MARKOS A/K/A BROWN, PAIRICIA E. MARROS AWA PATTY MARKOS AWA PATTRICIA MAR-COS, TIMOTHY R. CRADDUCK AWA TIMOTHY CRADDUCK AWA TIMOTHY CREDDUCK, PAUL G. ADAMS AWA PAUL ADAMS, SIDNEY E. CRADDUCK AWA SIDNEY EUGENE CRADDUCK AUL ADAMIS, SIDNEY E. CRADDUCK A/K/A SIDNEY EUGENE CRADDUCK A/K/A SIDNEY CRADDUCK A/K/A SYDNEY CRADDUCK A/K/A SIDNEY GILBERT CRADDUCK, CYNTHIA D. JONES A/K/A CYNTHIA CRADDUCK A/K/A CYNTHIS CRADDUCK A/K/A CYNTHIS CRADDUCK A/K/A SIDNEY EUGENE CRADDUCK A/K/A SIDNEY CRADDUCK A/K/A SYDNEY CRADDUCK A/K/A SIDNEY GILBERT CRADDUCK A/K/A SIDNEY GILBERT CRADDUCK A/K/A HELEN E. AHART A/K/A HELEN AHART A/K/A HELEN E. FULLER A/K/A HELEN E. ADAMS, TEKA VILLAGE HOMEOWNERS ASSOCIATION, INC., UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at 3 Courthouse Square Room 204 (2nd Floor) Kissimmee, FL 34741 at 11:00 AM on the 12th day of February, 2025, the following described property as set forth in said Fi-

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

LOT 32, A REPLAT OF PORTION OF
TRACT C OF A REPLAT OF TEKA VILLAGE TRACT 2, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN
PLAT BOOK 9, PAGE 2 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY,

TOGETHER WITH THAT CERTAIN 2001 MERIT MANUFACTURED HOME, ID #FLHMBT167447371A AND #FLHMB-T167447371B. IF YOU ARE A PERSON CLAIMING A

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. **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 provi-sion of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.

Dated this 18th day of December 2024. By: /s/ Liana R. Hall

Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR

SERVICE PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM

11080-1006090

## NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RE-SERVED PUBLIC SALE AT 9:00 AM THE VEHICLE LISTED BELOW AT THE FOL-LOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

JAN. 23, 2025 AT BAMBAM AUTO RE-PAIR ENTERPRISES LLC: 1103 POR-TAGE ST, KISSIMMEE, FL 34741 P#: 407-750-8075 SUM TO REDEEM VEHICLE IS \$5,747.46

2016 NISS 4D 3N1AB7AP6GY277385

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSU-ANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SAT-ISFY THE LIEN THE LIEN IS CLAIMED FOR LABOR,

SERVICES PERFORMED, AND STOR-AGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VE-HICLE.

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

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

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

1/3/25LG 1T

## **OSCEOLA COUNTY**

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

CASE NO. 2024 CA 002143 MF

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I Plaintiff.

riai

JACQUELYN DEVILBISS A/K/A JACQUELYN G. DEVILBISS, et al, Defendants/

#### NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 9, 2024, and entered in Case No. 2024 CA 002143 MF of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein Wilmington Savings Fund Society. FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust I is the Plaintiff and JACQUELYN DEVILBISS the Defendants. Kelvin Soto, Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola, Florida at 11:00 AM on February 11, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATE IN OSCEOLA COUNTY, FLORIDA, VIZ.

LOT 38, PINE LAKE ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 58, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

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

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service".

DATED at Osceola County, Florida, this 19th day of December, 2024.
GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff 2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgrouplaw.com
By: s/ Amy M. Kiser, Esq.
Florida Bar No. 46196
630282.105018/AFD

12/27-1/3/25LG 2T

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

Case No.: 2024-DR-002451-DS CARMEN RIVERA SOCORRO,

Petitioner,

and CESAR

CESAR ODALIS PENA RAMIREZ, Respondent.

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

TO: CESAR ODALIS PENA RAMIREZ 2726 Emerson Ln, Kissimmee, FL 34743

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARMEN RIVERA SOCORRO whose address is 2726 Emerson Ln, Kissimmee, FL 34743 on or before 1/18/2025, and file the original with the clerk of this Court at 2 Courthouse Square, Kissimmee, FL 34741 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 12/18/24
Kelvin Soto, Esq.
Clerk of the Circuit Court
By: s/ S.B.
Deputy Clerk

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

## **OSCEOLA COUNTY**

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-000770
IN RE: ESTATE OF
POLICARPO BENITEZ-DIAZ

#### NOTICE TO CREDITORS

The administration of the estate of Policarpo Benitez-Diaz, deceased, whose date of death was July 25, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 December 27, 2024.

Personal Representative: Ivory Benitez 6838 Axis West Circle, Apt 2404 Orlando, Florida 32821

Attorney for Personal Representative: /s/ Shawn R.H. Smith Shawn R.H. Smith, Esq. Florida Bar Number: 489492 RTRLaw 189 S. Orange Avenue Suite 850 Orlando, Florida 32801 Telephone: (407) 343-5152 Fax: (954) 370-1992 E-Mail: ssmith@rtrlaw.com

12/27-1/3/25LG 2T

# IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 2024-CP-001016

IN RE: ESTATE OF ATHUL KWALI FERGUSON, Deceased.

## NOTICE TO CREDITORS

The administration of the Estate of ATHUL KWALI FERGUSON, deceased, whose date of death was October 10, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division; Case Number 2024-CP-001016, the address of which is 2 Courthouse Square, Kissimmee, FL 34741 The names and address of the Personal Representative and Personal Representative are set forth below.

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

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

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

The date of first publication of this Notice is December 27, 2024.

Personal Representative: SHARLEMA RAGHUBIR 1059 Universal Rest Place Kissimmee, Florida 34744

Attorney for Personal Representative: SHANNON MULKEY Florida Bar No. 60018 SHANNON MULKEY LAW FIRM 944 East Silver Springs Blvd. Ocala, Florida 34470 Telephone: (352) 282-0722

52-0722 12/27-1/3/25LG 2T

## **PASCO COUNTY**

STATE OF FLORIDA
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

NOTICE OF PROPOSED AGENCY ACTION
The Department of Environmental Protection gives notice of its intent to issue a Formal Determination of the Landward

## **PASCO COUNTY**

Extent of Wetlands and Other Surface Waters (File No. FD-51-0370942-003) to the Hector and Adriana Diaz, c/o Kristoffer Caldwell, Environmental Engineering Consultants, 5119 North Florida Avenue, Tampa, Florida 33603, for the property located in Section 35, Township 25 South, Range 19 East, Pasco County. The site is located at 26843 Coral Vine Lane, Wesley Chapel, Florida 33544, State Parcel IDs 35-25-19-0010-00000-7640.

The Department's file is available online and can be accessed through the Department's Information Portal at: <a href="https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=]&[profile=Permitting\_Authorization]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=23]&[searchBy=Profile]&[sortBy=Document+Date]&[createdDate=]&[County=\_EQ\_PASCO)&[District=\_EQ\_SWD]&[Facility-Site+ID=\_EQ\_ERP\_370942].

If you have any questions or are experiencing difficulty viewing the electronic application, please call Lynzi Baxter at 813-470-5877. Lynzi.Baxter@FloridaDEP.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision:

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at at agency clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filling.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the petitioner must be filled within 21 days of receipt of this notice. Petitions filed by any persons other than the petitioner, and other than those entitled to written notice under Section 120.60(3), F.S., must be filled within 21 days of publication of the notice or within 21 days of preceipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filling of a motion in compliance with Rule 28-106.205, F.A.C.

compliance with Rule 28-106.205, F.A.C. Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency clerk@dep.state.fl.us, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation is not available in this proceeding.

1/3/25LG 1T

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

CASE NO.: 2018-CA-000005

WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, Plaintiff,

PANKAJ PATEL; ALPA P. PATEL; PANKAJ PATEL AS TRUSTEE OF THE LAND TRUSTEE DATED 10/24/2016 NUMBERED NO. SSLT-10-206; THE UNKNOWN SETTLORS/BENEFICIARIES OF THE LAND TRUSTEE DATED 10/24/2016 NUMBERED NO. SSLT-10-206; REGIONS BANK, Defendants.

#### NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN, in accordance with the Uniform Final Judgment of Foreclosure entered on January 11, 2023, the Uniform Amended Final Judgment of Foreclosure entered on December 5, 2024, and the Uniform Amended Final Judgment of Foreclosure entered on December 17, 2024 in Case No. 2018-CA-000005 in the Circuit Court of the Sixth Judicial Circuit

## PASCO COUNTY

in and for Pasco County, Florida, wherein Wilmington Trust, N.A., not in its individual capacity, but solely as trustee of MFRA Trust 2014-2 is the Plaintiff and Pankaj Patel; Alpa P. Patel; Pankaj Patel As Trustee Of The Land Trustee Dated 10/24/2016 Numbered No. Sslt-10-206; The Unknown Settlors/Beneficiaries Of The Land Trustee Dated 10/24/2016 Numbered No. Sslt-10-206; Regions Bank are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at <a href="https://www.pasco.cealforeclose.com">www.pasco.cealforeclose.com</a>, on the Clerk's website for online auctions at 11:00 AM, on January 16, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 26, CITRUS TRACE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 43 TO 45, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel ID: 05-26-20-0020-00000-0260 Property Address: 29341 RHODIN PL., WESLEY CHAPEL, FL 33544

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: December 30, 2024

ATLAS | SOLOMON, LLP Counsel for Plaintiff
/s/ Dorothy Ann A. Dlugolecki, Esq.
Eric M. Levine, Esq.
Florida Bar No. 64357
Eric S. Matthew, Esq.
Florida Bar No. 26539
Dorothy Ann A. Dlugolecki, Esq.
Florida Bar No. 1022496
819 SW Federal Highway, Suite 301
Stuart, FL 34994
Tel: (772) 247-0157
E-mail:

servicemailbox@atlas-solomon.com 1/3-1/10/25LG 2T

# IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA File Number: 2024CP001719

le Number: 2024CP001719 Division: Probate

IN RE: ESTATE OF PATRICK D. COLLINS a/k/a PATRICK DONALD COLLINS Deceased

#### NOTICE TO CREDITORS

The administration of the estate of Patrick D Collins alk/a Patrick Donald Collins, decased, whose date of death was June 25, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representatives:
Kelly Lynn Collins
3165 Willowdale Road
Portage, Indiana 46368
Ronald John Collins
1936 Jackson Street
Portage, Indiana 46368
Attorney for Personal Representatives:

Kelly B. McGill, Esq.

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

12/27-1/3/25LG 2T

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

CASE NO.: 2024CC001026CCAXWS
MAGNOLIA VALLEY CONDOMINIUM,
INCORPORATED,
Plaintiff,

VS.

## PASCO COUNTY

SAMANTHA ANDERSON, et al., Defendant(s).

## NOTICE OF ACTION

STATE OF FLORIDA

TO: ESTATE OF SAMANTHA ANDERSON; YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County, Florida:

Unit A, Building 8, Magnolia Valley Condominiums as recorded to that certain declaration of condominium, as recorded in OR Book 655, Page 408, and any amendments thereto, and as shown on Plat thereof as recorded in Plat Book J J, Pages 95 and 96, Public records of Pasco County, Florida, together with any appurtenances thereto.

Property address: 7050 Cognac Drive Apt. 1. New Porl Richey, FL 34653

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within 30 days after the first publication of this Notice of Action. Due on or before January 27th, 2025 on:

KALEI MCELROY BLAIR, Esq., Plaintiff's attorney, whose address is: 812 W. Dr. MLK Jr. Blvd., Suite 101, Tampa, FL 33603, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the tirne before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

DATED on this 20th day of December, 2023

/s/ Nikki Alvarez-Sowles, Esq. Clerk of the Circuit Court Deputy Clerk: Haley Joyner

12/27-1/3/25LG 2T

#### IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO : 23-CC-005503

BUENA VISTA CIVIC COUNCIL, INC., Plaintiff,

vs.

JAMES N. LICHTY AND
DONNA J. LINES,
Defendants.

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Order on Ex-Parte Motion to Reset Foreclosure Sale to Correct Scriveners Error in Sale Date, which was entered in this cause on November 20, 2024, by the County Court of Pasco County, Florida, the property described as:

Lot 109 BUENA VISTA FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 4, Page 105, Public Records of Pasco County, Florida.

and more commonly known as 4240 Buena Vista Lane, Holiday, FL 34691

vista Lane, 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 <a href="https://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> on January 13, 2025.

13, 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

/s/ Alexa Camareno Caldevilla, Esquire Florida Bar No.: 1031636 acamareno@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

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

Case No. 51-2024-CC-005699-ES

DOROTHY L. DORAN, Plaintiff,

less than seven days.

All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the ESTATE OF LEHMAN TED JÖNES; and TODD THOMPSON, Defendants.

# FORMAL NOTICE OF ACTION BY PUBLICATION

TO: All Unknown Spouses, Heirs, Creditors, Devisees, Grantees, Beneficiaries, Lienors, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the ESTATE OF LEHMAN TED JONES (Address(es) Unknown as to Named Defendant)

(Address(es) Unknown to Named Defendant)

TO: TODD THOMPSON

## PASCO COUNTY

YOU ARE HEREBY NOTIFIED that a Verified Complaint to Quiet Title has been filed against each of you and you are required to serve a copy of your written defenses, if any, to:

Stephen D. Strong, Esquire
ALFONSO HERSCH, P.A.
Florida Bar No. 103172
37908 Church Avenue, Post Office Box 4
Dade City, Florida 33526
sstrong@alfonsohersch.com jan@alfonsohersch.com eserve@alfonsohersch.com Attorney for Plaintiff

on or before January 13, 2025, and file the original with the Clerk of this Court at the Pasco County Courthouse, located at 38053 Live Oak Avenue, in Dade City, Pasco County, Florida 33523, and on counsel for Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demand-ed in the Complaint. Due on or before 1/13/2025.

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.

Dated this 6th day of December, 2024. Clerk of the Circuit Court Bv: /s/ Haley Joyner Deputy Clerk

12/13-1/3/25 4T

## **PINELLAS COUNTY**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT FOR PINELLAS COUNTY, FLORIDA NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST BONNIE C. JOSS, et al., Defendants. Case No: 24-001528-CI NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated December 19, 2024, and entered in Case No. 24-001528-Cl of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, is the Plaintiff MONTGAGE SERVICING, IS THE PHAINTING
and THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS BY, THROUGH, UNDER
OR AGAINST BONNIE C. JOSS; OTTO
JOSS; TIMOTHY JOSS; RUSSELL JOSS;
ABEN LOSS; SUSBINING TALLATION KAREN JOSS; SUNRUN INSTALLATION
SERVICES INC. and CITY OF
CLEARWATER, are Defendants, Ken
Burke, the Pinellas County Clerk of Courts
will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on February 5, 2025 the following described property set forth in

lollowing described property set forth in said Final Judgment, to wit:

LOT 3, BLOCK "A", HIGH POINT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 21, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Commonly known as: 1609 Turner St., Clearwater, FL 33756

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. 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 Mortgagee's attorney. DATED: December 23, 2024.

/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 Fmails: bkitterman@lenderlegal.com EService@LenderLegal.com

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this provision of the provis working days of your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities proceding transportation to court should needing transportation to court should their local public transportation providers for information regarding disabled transportation services. 11080-1006290

#### IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File Number: 24-010331-ES Division: 3

IN RE: ESTATE OF SANDRA ANN VELEZ Deceased.

## **NOTICE TO CREDITORS**

The administration of the estate of Sandra Ann Velez, deceased, whose date of death was July 16, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. tative's attorney are set forth below.

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

## PINELLAS COUNTY

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

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

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

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

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: Nancy Giaimo 29110 Lime City Road Perrysburg, OH 43551

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

1/3-1/10/25LG 2T

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

Case No.: 24-4377-CO

**BAYOU CLUB COMMUNITY** ASSOCIATION INC a Florida not-for-profit corporation, Plaintiff.

CHRISTOPHER JOSEPH OHISTOPHEN SOLFH NELSON, UNKNOWN SPOUSE OF CHRISTOPHER JOSEPH NELSON, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2,

#### NOTICE OF ACTION

TO: CHRISTOPHER JOSEPH NELSON, UNKNOWN SPOUSE OF CHRISTOPHER JOSEPH NELSON, ALL PARTIES CLAIMING INTERESTS, BY, THROUGH, UNDER OR AGAINST THE DEFENDANTS, and ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPÉRTY HEREIN DESCRIBED AS: Lot 1, BAYOU CLUB ESTATES RE-PLAT PHASE 1, according to the plat thereof recorded in Plat Book 105, Page 74, of the Public Records of Pinellas County, Florida,

Property Address: 9003 Waterash Lane, Pinellas Park, Florida 33782

YOU ARE HEREBY NOTIFIED that an action for foreclosure and for damages has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Barbara Prasse-Anderson, Esq., whose address is Prasse-Anderson Law, Post office Box 173497, Tampa, Florida 33672, within thirty (30) days after the first publication of this notice, and to file the original with the Clerk of the Court either before service on the Plaintiff's attorney or important the control of the Court of mediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and Seal of this Court on this 24th day of December, 2024. Ken Burke

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: s/ Thomas Smith As Deputy Clerk

1/3-1/10/25LG 2T

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

Case No : 24-004366-CI

KAREN L. ASHER Plaintiff

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

## NOTICE OF ACTION

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

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

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

Parcel No. 01-31-15-48380-000-0330 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on James A. Staack, Esquire, Plaintiff's attorney, whose address is Staack & Simms, PLLC, 51 S. Main Avenue, Suite 319, Clearwater, Florida 33765, on or before 45 days from first publication, and file the original with the Clerk of this court either before service

## PINELLAS COUNTY

on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 12/27/2024.

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 /s/ Thomas Smith

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

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

# NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

**ORLANDO HEALTH SLEEP CENTER** 

Owner: OHI West, Inc. 1414 Kuhl Ave. Orlando, FL 32806

1/3/25LG 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:

DR. STEINFELS SPRACHREISEN Owner: Albrecht & Son LLC 842 Dodecanese Blvo Tarpon Springs, FL 34689

1/3/25LG 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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**SWEETIES ICE CREAM PARLOR** Owner: Albrecht & Son LLC 842 Dodecanese Blvd

Tarpon Springs, FL 34689 1/3/25LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-010966-ES

IN RE: The Estate of DOROTHY HORN LESCHOT a/k/a DOROTHY HORN LITTLEJOHN a/k/a DOROTHY H. LESCHOT

Deceased.

Section: 003

#### NOTICE TO CREDITORS

The administration of the estate of DOR-OTHY HORN LESCHOT a/k/a DOROTHY LITTLEJOHN a/k/a DOROTHY HORN LITTLEJOHN alk/a DOROTHY
H. LESCHOT, deceased, whose date
of death was September 20, 2024, File
Number 24-010966-ES, is pending in the
Clerk of the Circuit Court, Pinellas County,
Probate Division, the address of which is
315 Court Street, Room 106, Clearwater,
Florida 33756. The names 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 served must file their claim 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 ON THEM.

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: 3151 Lake Ellen Drive Tampa, Florida 33618-3600

Attorney for Personal Representative: Ann-Eliza M. Taylor, Esquire Older, Lundy, Koch & Martino 1000 W Cass Street Tampa, Florida 33606 atavlor@olderlundvlaw.com Florida Bar No: 70852

12/27-1/3/25LG 2T

## IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-011384-ES

IN RE: ESTATE OF CHRISTINE MARKEN. Deceased.

## NOTICE TO CREDITORS

The administration of the estate of CHRISTINE MARKEN, deceased, whose date of death was October 30, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the ad-dress 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 PUBLI-

## **LEGAL ADVERTISEMENT** PINELLAS COUNTY

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

All other creditors of the decedent and

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

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

The date of first publication of this notice is December 27, 2024

Personal Representative: RACHAEL ANKENBAUER 1673 Fortune Drive Clearwater, Florida 33756 Attorney for Personal Representative:

S. Noel White S. Noer Write Florida Bar Number: 0823041 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com

12/27-1/3/25LG 2T

#### IN THE CIRCUIT COURT OF THE TH 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,

#### NOTICE TO CREDITORS

The administration of the Estate of Demitra Swearingen a/k/a Demitra Reifsneider, deceased, whose date of death was Janu ary 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

All other creditors of the decedent and 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: Rosemarie Reifsneider 209 Webster Avenue Hulmeville, Pennsylvania 19047 Attorney for Personal Representative:

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

12/27-1/3/25LG 2T

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

Case No.: 23-009-422-FD MONIQUE BEVINE BROWN,

Petitioner RODERICK JUNIOR LAWES,

Respondent.

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: RODERICK JUNIOR LAWES

Last known address: 144-35 233rd St Apt, 2nd Fl., Laurelton, NY 11413

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to erve a copy of your written defenses, any, to it on Monique Bevine Brown, whose address is 2036 Alpine Road Apt 66, Clearwater, FL 33755, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756, Room #170, 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

## PINELLAS COUNTY

how the following real or personal property should be divided: None

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

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

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

Dated 12/13/2024

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

12/20-1/10/25LG 4T

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

Case No.: 24-8301-FD

YUKSEL SENBOL. Petitioner,

Deputy Clerk

and ALAA YASSIN, Respondent.

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

TO: ALAA YASSIN 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 Yuksel Senbol, whose address is 2314 Mid Town Terrace Apt 1125, Orlando, FL 32839, USA, Orlando, FL 32839, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St., Room 170, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

Dated 12/17/2024 Ken Burke Clerk of the Circuit Court and Comptroller

315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk

12/20-1/10/25LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 23-009193-CI NORMA MINARDI COHEN,

Plaintiff,

MARK DAVID CARRIERE, individually; as Trustee of the NADINE VOGEL CARRIERE TRUST; and as Trustee of the GUY RAYMOND CARRIERE SURVIVOR'S TRUST, Defendant

## NOTICE OF ACTION

TO: MARK DAVID CARRIERE, individu-CARRIERE TRUST; and as Trustee of the GUY RAYMOND CARRIERE SUR-VIVOR'S TRUST, last known address is 1030 N State St Apt 48C, Chicago, IL 60610-7824.

YOU ARE NOTIFIED that an action for civil damages and to quiet title has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on: Elizabeth L. Hapner, Esquire, HAPNER LAW, 1560 W. Cleveland Street, Tampa, Florida 33606, elh@hapnerlawfl.com

on or before 30 days after first publication, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Plaintiff's counsel or immediately thereafter. If you fail to do so, a default may be entered against you for the relief requested in the Complaint.

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

You must keep the Clerk of Circuit Court's office notified of your current address and email address. Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. Dated 12/12/2024

Ken Burke, CPA Clerk of Court and Comptroller By: /s/ Thomas Smith Deputy Clerk 12/20-1/10/25LG 4T

(Continued on next page)

LA GACETA/Friday, January 3, 2025/Page 25

#### **PINELLAS COUNTY**

## NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Jennifer E. Heine, C.N.A. 5701 Haines Road #320 Saint Petersburg, FL 33714

#### CASE NO.: 2023-29236 LICENSE NO.: CNA379576

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

If no contact has been made by you concerning the above by January 24, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

12/13-1/3/25LG 4T

## **POLK COUNTY**

#### NOTICE OF SALE

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

JAN. 23, 2025 AT WILSON'S SHOP LLC: 6658 LUCERNE PARK RD, WINTER HA-VEN, FL 33881 P#: 863-547-9510. SUM TO REDEEM VEHICLE IS \$3,775.00

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

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

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

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

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

1/3/25LG 1T

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

Case No.: 2024-DR-007278

KENDRICK L. BARNES,

Petitioner, and

ROCHELLE ASHLEY CHIN PALMER,

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

TO: ROCHELLE ASHLEY CHIN PALMER Address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KENDRICK L. BARNES, whose address is 601 S Harbour Island Blvd, Ste 109, Tampa, FL 33602 on or before 1/27/25, and file the original with the clerk of this Court at 255 N Broadway Avenue, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: Division of personal property as set forth in the fully executed marital settlement agreement

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

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 docu-

## **POLK COUNTY**

ments and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 12/19/2024

Stacy M. Butterfield Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2024CP0041110000XX

Division: 14

IN RE: ESTATE OF LAWRENCE ALBERT SCHAEFER Deceased

#### NOTICE TO CREDITORS

The administration of the estate of LAWRENCE ALBERT SCHAEFER, deceased, whose date of death was August 1, 2023; is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2024CP0041110000XX; the mailing address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. 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 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 January 3, 2025.

Personal Representative: /s/ Kathy Schaefer KATHY SCHAEFER 1809 State Highway ZZ Sikeston, Missouri 63801

Attorney for Personal Representative: /s/ Marla E. Chavernay, Esq. MARLA E. CHAVERNAY, ESQ. Law Offices of George R. Brezina, Jr., P.O. Box 16459
Temple Terrace, Florida 33687
Ph: (813) 870-0500
Fax: (813) 873-0500

Email: mchavernay@accidentsareus.com Florida Bar No: 143138 1/3-1/10/25LG 2T

## Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on the 16th of January 2025 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

## 24789 US Hwy 27 N. Lake Wales, FL 33859

D0428 Sharon Tillman \$461.00 D0410 Ja'nya Wells \$538.20 K1051 Tammy Vinson \$353.30

E0520 Amanda Diplan \$462.50 J1009 Patricia Trimm

\$518.10 E0535 Gregory Morrison \$558.85 G0714 Jhe'la Cole

G0714 Jhe'la Cole \$558.85 10930 Tiara Dastineau \$396.50

10937 Luz Quezada \$285.90 B0209 Joseph Hickman \$651.50 l0932 Angela Hayes

\$388.90 2525 US Hwy 98 N. Lakeland, FL 3

2525 US Hwy 98 N. Lakeland, FL 33810 3009 Shikeemah Campbell \$437.70 1210 Angelita Reinhold

\$287.20 Felix Antequera \$296.15 Linda Poherts

\$296.15 0114 Linda Roberts \$399.20 2300 James Denson

\$242.00 2112 Michael Leuenberger \$419.80 1182 Wilmer Henriquez

1182 Wilmer Henriquez \$337.40 1133 Ketricia Smith

1196 Wilmer Henriquez \$574.30 2348 Sandra Lee-Warner

\$368.20 0291 Taimirys Alvarez-Builla Padil \$415.10

1239 Rutha Destiny \$265.30 1273 Latanya Lloyd \$281.20

\$435.70 2315 Annissa Haze \$284.10 0277 Candace Bryant \$234.45

\$234.45 2171 Iris Rivera Camacho \$224.10 1187 Phillipa Wilson

1187 Phillipa Wilson \$337.40 3172 Vershundra Day \$435.70

DaQuawn Devine

1115

## POLK COUNTY

\$430.10 1621 N Florida Ave. Lakeland, FL 33805 0122 \$450.70 Camille Brown Samuel Knowlton \$283.20 1111 East Brandon Blvd. Brandon, FL 33511 Sophee Harden 2303 \$703.32 2435 Zaccoria Walkins \$212.36 Charles Brodie 4366 \$232.34 4004 Miniva Weaver \$1366.69 2198 Jerry Irizarry \$384.68 3386 Taneika Baines \$238.34 1069 John Gale \$258 22 \$356.54 0107 Larry Ford 2009 Clay Williams \$348.88 3186-87 Dainerys Acosta \$1355.60 4189 Jamarya Curry \$597.28 Sheila Pinero 1010 Anyelina Diaz Encarnacion \$443.26 4358 Treana Davis 2062 Jose Rivera 1091 Monica Martinez Benitez 1134 Lanora Mcclendon Samantha Albritton 3156 Mylisha Johnson 2280 Ravsa Garcia Briana Pruitt 1078 Asia Flowers Javier Rodriguez-Barrios 1007 Toni Nelson 2190

\$384.68 \$244.32 \$473.03 \$282.10 \$1040 10 \$284.68 \$460.85 \$705.55 \$369.70 \$224.68 Marissa Romano \$537.02 3024 Juan Carlos Fontanes \$483.32 Paula Harris \$338.65 0149 Antwon Darden \$750.84 4310 Dante V Bishop II \$623.21 Ric Mctier \$224.68 1105 DeJoinae Robinson \$240.32 3252 Amanda Thaver \$260.85 Shere Jefferson 2058 Jamila Apeh \$491.81 3180 Ashlev Garber \$985.24 Nicole Sanchez \$214.44 3095 Eddrake Brown \$771.35 3056 Rvan Colson \$494.81 Jamal Le Blanc \$1403.34 0127 Cassandra Beasley \$1015.04 Tracy Cabral \$494.81

 2050
 Tracy Cabral
 \$494.81

 0141
 Michael Moran
 \$351.37

 11915 US Hwy 301 N Thonotosassa, FL 33592

 413
 Clauido Bocado
 \$3873.32

 926
 Erica Scott
 \$3084.25

 5806 N 56th St. Tampa, FL 33610

5806 N 56th St. Tampa, FL 33610 Chequela Threatt \$328.30 164 Lashawnda Singleton \$263.40 4236 Reneal Eubanks \$442.14 Jacob Goodloe \$504.24 4016 Felesha Williams \$659.06 138 Susan Clemmons \$439.34 Renita Williams \$623.21 222 Emma Holmes \$328.30 4326 Tiffany Monserrate \$520.14 Robert Adams \$442.14 Kenneth Reddick 4214 \$464 04 \$263.40 326 Tahesha Wilson Ariel Noya \$331.50

12/27-1/3/25LG 2T

# IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION

File Number: 2024CP0038800000XX Division: 14

IN RE: ESTATE OF ROBERT WILLIAM SMID

## NOTICE TO CREDITORS

The administration of the estate of Robert William Smid, deceased, File Number: 2024CP0038800000XX whose date of death was November 6, 2023, 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 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: Michelle Keyston 2711 W Highland Avenue Apopka, FL 32712

Attorney for Personal Representative: Krystal Reyes, Esq. FL Bar No. 1028024
The Probate Pro, a division of Darren Findling Law Firm, PLC 3300 W Lake Mary Blvd., Suite 310 Lake Mary, FL 32746
Phone: 407-559-5480
Email: kreyes@theprobatepro.com Secondary Email: floridaservice@theprobatepro.com

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

12/27-1/3/25LG 2T

## **POLK COUNTY**

File No. 24-CP-003496 Division Probate

IN RE: ESTATE OF CONNIE MARGARET MILLER

#### NOTICE TO CREDITORS

The administration of the estate of Connie Margaret Miller, deceased, whose date of death was June 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, 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.

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 December 27, 2024.

Personal Representative: /s/ Cindy L. Rowe 828 Holly Bush Drive Holly, Michigan 48442

Attorney for Personal Representative: /s/ J. Scott Reed, Esq.
Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

12/27-1/3/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2024CP0041720000XX

Section: 14

IN RE: ESTATE OF TRACY LYNNETTE ALBRECHT

## NOTICE TO CREDITORS

The administration of the estate of TRA-CY LYNNETTE ALBRECHT, deceased, whose date of death was April 24, 2023; is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2024CP0041720000XX; the mailing adress of which is 255 N. Broadway Avenue, Bartow, Florida 33830. 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is December 27, 2024.

Personal Representative: /s/ Brooke Brannon BROOKE BRANNON 490 W. Ethelene Street Bartow, Florida 33830

Attorney for Personal Representative: /s/ Marla E. Chavernay, Esq. MARLA E. CHAVERNAY, ESQ. Law Offices of George R. Brezina, Jr., P.A. P.O. Box 16459 Temple Terrace, Florida 33687 Ph: (813) 870-0500 Fax: (813) 873-0500 Email: mchavernay@accidentsareus.com Florida Bar No: 143138

IN THE CIRCUIT COURT FOR

12/27-1/3/25LG 2T

# PROBATE DIVISION File No. 24CP-3886

IN RE: ESTATE OF SHEILA ANNE ACCARDI Deceased

## NOTICE TO CREDITORS

The administration of the estate of Sheila Anne Accardi, deceased, whose date of death was August 10, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address

## POLK COUNTY

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 December 27, 2024

Personal Representative: Vincent Joseph Accardi, Jr. 988 Montgomery Lane Polk City, Florida 33868

Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW, Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: chaz@oram.law, andrew@oram.law

12/27-1/3/25LG 2T

## SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 005171 NC IN RE: ESTATE OF ELIZABETH R. KANIZAJ

# Deceased. NOTICE TO CREDITORS

The administration of the estate of ELIZ-ABETH R. KANIZAJ, deceased, whose date of death was August 4, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, 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 PERI-

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

The date of first publication of this notice is January 3, 2025.

Personal Representative:

STEPHEN J. KANIZAJ

234 San Marco Ave.
North Port, FL 34287
Attorney for Personal Representative:
/s/ Bishop L. Toups
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nekomis Ave. S

Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com 1/3-1/10/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 004947 NC

IN RE: ESTATE OF CAROL ANNE JARVIS Deceased.

Venice, FL 34285

## NOTICE TO CREDITORS

The administration of the estate of CAR-OL ANNE JARVIS, deceased, whose date of death was April 11, 2024, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, 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

#### **LEGAL ADVERTISEMENT**

#### SARASOTA COUNTY

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM

## **LEGAL ADVERTISEMENT SARASOTA COUNTY**

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

The date of first publication of this notice is January 3, 2025.

Personal Representative: Bonnie Lea Moreland 3905 Jamaica St. Sarasota, FL 34233 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

1/3-1/10/25LG 2T

IN THE CIRCUIT COURT OF THE

# LEGAL ADVERTISEMENT

# **SARASOTA COUNTY**

TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 2023CA008094

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

JUDITH LYNN BURKE, et al, Defendant(s)

#### NOTICE OF ACTION

TO: GEOFFREY JAMES BURKE JR, ASHLEY ALEXANDRA BURKE, JUDITH LYNN BURKE, UNKNOWN SPOUSE OF GEOFFREY JAMES BURKE JR, UNKNOWN SPOUSE OF ASHLEY ALEXANDRA BURKE, UNKNOWN SPOUSE OF JUDITH LYNN BURKE,

#### **LEGAL ADVERTISEMENT**

#### SARASOTA COUNTY

UNKNOWN OCCUPANT 1 AND UNKNOWN OCCUPANT 2 Last Known Address: 3773 Eagle Hammock Drive, Sarasota, FL 34240

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

Lot 2544, Hammocks Unit Two, according to the Plat thereof, recorded in Plat Book 43, Page(s) 38, of the Public Records of Sarasota County, Florida. 3773 Eagle Hammock Drive, Sarasota, FL 34240

The action was instituted in the Cir-The action was instituted in the Circuit Court, Twelfth Judicial Circuit in and for Sarasota County, Florida; Case No. 2023CA008094; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. vs. Judith Lynn Burke. You are required to serve a copy of your written defenses, if any, to the action

## **LEGAL ADVERTISEMENT** SARASOTA COUNTY

on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 1/27/2025 (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED December 17, 2024 Karen E Rushing Sarasota Clerk of the Circuit Court By: /s/ Glen Kopinsky As Deputy Clerk

12/27-1/3/25LG 2T

# Soliciting Candidates for Appointments as Hearing Officers

Appointments as nearing officers view Hillsborough County Board of County Commissioners are soliciting candidates for appointment as Hearing Officers to preside over administrative hearings involving dangerous dog classification and confiscation appeals, which is pursuant to Hillsborough County Animal Ordinance #00-26, as amended by Ordinance #03-08 and BOCC Resolution #21-007.

Applicants must be members in good standing with the Florida Bar and cannot be employees of the Hillsborough County Attorney's Office. The hearing officer will be paid \$250.00 per hearing. The newly appointed hearing officers will be back up for the current primary hearing officer. for the current primary hearing officer.

If interested, please forward a copy of your resume with a cover letter as soon as possible, recruitment is continuous:

Roger Mills Roger Mills
Division Director Field Operations
Animal Control
2306 Falkenburg Rd.
Tampa, FL 33619

12/20-1/10/25 2T

**CITY OF TAMPA** PURCHASING DEPARTMENT INVITATION TO BID

Sealed Bids will be received by the Di-

#### rector of Purchasing, City of Tampa, in her office until: 3:00 PM 1/10/25 HARD HOSES

then and thereafter to be publicly opened and read. Bid documents are available at the Purchasing Department (Phone No. 813/274-8351).

It is hereby made a part of this Invita-tion to Bid that the submission of any Bid in response to this advertised request shall constitute a Bid made under the same conditions for the same contract price and for the same effective period as this Bid to all public entities in Hillshorough County ties in Hillsborough County.

Dated: 1/03/2025 Deanna Faggart, CPPO Director of Purchasing

City of Tampa, FL 2555 East Hanna Avenue Tampa, FL 33610

1/3/25LG 1T

Hillsborough Transit Authority (HART) will implement service changes effective Sunday, January 5, 2025.

**PUBLIC NOTICE - SERVICE CHANGES** 

Fare-Free\* and Increased Weekday Frequency: **Route 1** \*Fare-Free through January 4, 2026. Funded by the Čity of Tampa.

Schedule Changes: Routes 1, 5, 14, 15, 16, 30, 32, 33, 34, 36, 39, 48, and 275LX

The new route schedules are available on

**GoHART.org** and **HART Customer Service Centers** or by calling Customer Service at (813) 254-4278



HART operates its programs and services without regard to race, color, and national origin in accordance with Title VI of the Civil Rights Act.

**◎ ⑥ ⑧ ② ⑤** 



# PUBLIC HEARING NOTICE U.S.C. SECTION 5310 - ENHANCED MOBILITY OF

SENIORS AND INDIVIDUALS WITH DISABILITIES The Hillsborough Transit Authority (HART) Public Hearing Notice

All interested parties are hereby advised that the Hillsborough Transit Authority (HART) is applying to the Florida Department of Transportation (FDOT) for a capital grant under Section 5310 of the Federal Transit Act of 1991, as amended, for the purchase of 7 ADA accessible paratransit vans to be used for the provision of public transit services within the HART service areas of unincorporated Hillsborough County, the City of Tampa, and the City of Temple Terrace. The estimated cost of the 7 vehicles is \$1,097,824.

This notice is to provide an opportunity for a Public Hearing for this project. This public notice is to ensure that this project and the contemplated services will not duplicate current or proposed services provided by existing transit or paratransit operators in the area.

This hearing will be conducted if and only if a written request is received by Friday, January 10, 2025. Requests for the hearing must be addressed to Hillsborough Transit Authority (HART) at 1201 East 7th Avenue, Tampa, FL 33605, with a copy sent to the Florida Department of Transportation - District 7, 11201 N. McKinley Drive, Tampa, FL 33612.

If and only if such a request is received, the hearing will take place on Tuesday, January 14th, from 1:30 to 2:30 p.m. at the HART Marion Transit Center, 1211 N. Marion Street, 2nd Floor, Tampa, FL 33602.

Florida Law and Title VI of the Civil Rights Act of 1964 Prohibits Discrimination in Public accommodation on the basis of race, color, sex, religion, national origin, age, disability, income or marital status. Persons believing, they have been discriminated against on these conditions may file a complaint with the Florida Commission on Human Relations at (850) 488-7082 or (800) 342-8170 (voice messaging).

**Customer Service: (813) 254-4278** 



#### **NOTICE OF BOARD MEETING** SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spring Lake Community Development District will hold a meeting to address any and all business which may properly come before them on Tuesday, January 28, 2025, at 6:30 p.m., at The Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at www. springlakecdd.org 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Eric Dailey District Manager

1/3/25LG 1T

## **BOARD OF SUPERVISORS MEETING DATES** AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2024-2025** The Board of Supervisors of the Avelar Creek Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the Avelar Creek Clubhouse located at 10125 Holland Road, Riverview, FL 33578 at 6:00 p.m. on the following dates:

January 29, 2025 March 24, 2025 May 7, 2025 July 30, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at www. avelarcreekcdd.org or from the District Manager, Halifax Solutions, LLC, via email at <a href="mailto:edailey@halifax-solutions.com">edailey@halifax-solutions.com</a> 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager **Eric Dailey** 

1/3/25LG 1T

# HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

#### **Upcoming opportunities:**

- Electronic Records Management Software
- P25 Compliant Radio Communication System Hardware

The solicitation documents are/will be available to down-load from Bonfire at <a href="https://gohart.bonfirehub.com">https://gohart.bonfirehub.com</a>

All inquiries pertaining to the solicitations may be directed to: (813) 384-6383 or e-mail at <a href="mailto:zickefoosec@goHART.org">zickefoosec@goHART.org</a>.

1/3/25LG 1T

## **Legal Notice of Livestock Impoundment**

To Whom It May Concern: Notification is hereby made that the following described Livestock: **red and white spotted cow with horns** is now impounded at the Sheriff's Impound Lot. The amount due by reason of such impounding is \$200.00. Said livestock will, unless redeemed within three days from the date hereof 1/10/2025, be offered for sale at public auction to the highest and best bidder for cash. Sheriff Chad Chronister, Sheriff of Hillsborough County, Florida 813-247-8000.

1/3/25LG 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 Rocky Point Golf Course Clubhouse Renovation.

#### BID #24-06

ROCKY POINT GOLF COURSE CLUBHOUSE RENOVATION

MANDATORY PRE-BID CONFERENCE FRIDAY, JANUARY 24, 2025 AT 10AM ROCKY POINT GOLF COURSE

4151 DANA SHORES DRIVE, TAMPA, FL 33607 <u>BID DUE DATE</u>

TUESDAY, FEBRUARY 18, 2025 NOT LATER THAN 10AM TAMPA SPORTS AUTHORITY OFFICE

RAYMOND JAMES STADIUM (ENTRANCE B/C OFF HIMES AVENUE)

Bid packages will be available for distribution on Friday, January 3, 2025 after 10am. Documents are also available for download on our website <a href="https://www.tampasportsauthority.com/procurement-services">https://www.tampasportsauthority.com/procurement-services</a>, <a href="https://www.myvendorlink.com">https://www.demandstar.com</a>. 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 17th Day of December 2024.

/ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY

1/3/25LG 1T

# Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard (FFRMS) Floodplain

To: All interested Government Agencies, Groups and Individuals

This is to give notice that the City of Tampa as the Responsible Entity, under 24 CFR Part 58, has conducted an evaluation of practicable alternatives to locating this development in the FFRMS floodplain and the potential impacts on the floodplain from the proposed action. This evaluation is required by Executive Order 11988 as amended by Executive Order 13690, in accordance with HUD regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Wetland Protection. The subject property, South Robles Park Village, located at 3522 North Avon Avenue in Tampa, Hillsborough County, Florida, includes all land and buildings south of the northern boundary of East Lake Avenue, which currently includes twenty-three (23) two-story multi-family apartment structures containing 178 residential units on 11 acres. The Tampa Housing Authority is submitting this project through the HUD Rental Assistance Demonstration (RAD) Program for Project Based Vouchers (PBVs) for the redevelopment of the site. It should be noted that the northern, eastern, and southern tracts of land associated with frontage, roadway improvements, and utility improvements are located within the boundaries of the Subject Property due to HUD's addregation requirements.

To facilitate the South Robles Park Village redevelopment, all residents will be relocated out of occupied units and all buildings on this land, including the existing 178 units (built in 1952), which will then be demolished. Following demolition, a multi-phase redevelopment of the land will commence. The rst three vertical phases of the redevelopment will comprise an estimated 600 residential units within three buildings that contain 1st floor garage parking; a park and stormwater management system; and upgrades to streets and infrastructure.

According to FEMA Flood Insurance Rate Map (FIRM) #12057C-0352J, dated October 7, 2021, the majority of the subject property is located in Unshaded Zone X, designated as an area outside the 100- and 500-year flood zones, while the southeastern portion of the subject property is located in Zone A, designated as an area inside the 100-year flood zone associated with a pond. According to the FEMA Flood Map Service Center accessed at https://msc.fema.gov/portal/home, there are no preliminary or pending FIRMs for the subject property.

As the proposed undertaking involves new construction, it is subject to the regulations and requirements of the Federal Flood Risk Management Standard (FFRMS) Final Rule. Per an analysis of FFRMS floodplain, the southern portion of the subject property is within the FFRMS floodplain per the Freeboard Value Approach (FVA) with an FFRMS elevation of 37.73 feet. Approximately 6.18 acres of FFRMS floodplain are located on the subject property.

FFRMS floodplain impacts will result from construction of two structures, installation of sidewalks, installation of stormwater retention ponds, installation of a park with a playground and gazebos, and roadway improvements with utility installations. As proposed, the action will result in impacts to a total of 6.18 acres of FFRMS floodplain.

Floodplains provide natural and beneficial values by acting as natural filters, providing water storage, and recharging groundwater aquifers. They can also provide habitat for a variety of biologically unique flora and fauna. However, the subject property has already been impacted via the existing development and no longer represents a floodplain in its natural state. The floodplain does minimally provide the functions of water storage and groundwater recharge.

The City of Tampa has considered the following factors, alternatives, and mitigation measures to be taken to minimize adverse impacts and to restore and preserve beneficial values of the FFRMS floodplain:

- (i) Based on the need for redevelopment of the area, proximity to public transportation and community services, appropriate zoning designation, the fact that there are no recognized environmental conditions associated with the subject property that would impact the health and safety of future occupants, and the fact that the proposed action meets the housing objective of the Tampa Comprehensive Plan Update by facilitating the development of housing that is affordable to residents, offering a variety of housing options, and ensuring, the subject property has been identified as ideal for redevelopment.
- (ii) Modifications that could result in avoidance or minimization include developing only outside of the FFRMS floodplain which would eliminate the two proposed apartment buildings located in the FFRMS floodplain; however, these modifications are unavoidable due to the fact that the on-site FFRMS floodplain is irregularly shaped and occupies a substantial portion of the site. Eliminating a portion of the proposed development would reduce the proposed impact to the FFRMS floodplain; however, the development is needed to accommodate existing affordable housing demand.
  - The "no action" alternative to constructing the proposed development within the FFRMS floodplain area was investigated. If the selected alternative was not to redevelop the proposed multi-family complex, the needed redevelopment of the existing apartment complex would not be met. The proposed development would provide a safe, decent, and affordable housing community for the residents of Tampa and would increase the real estate tax base. Therefore, the no-action alternative would not achieve any of the benefits attributed to the proposed activities. It would not satisfy the current need for redevelopment in this area. The no-action alternative would not achieve any of these benefits and thus, would not serve the same purpose.
- (iii) Avoidance and minimization efforts are being implemented during planning and design to the greatest extent practicable in order to reduce the overall permanent impacts on the floodplain, and to provide mitigation of potential flooding impacts to lives and property. The proposed development will provide stormwater runoff mitigation through the construction of a stormwater management facility designed to be in compliance with all Local, State, and Federal requirements through innovative stormwater designs (i.e. green infrastructure, Best Management Practices, and stormwater ponds); will locate all residential units above the FFRMS floodplain, and have the non-residential spaces of buildings located in the FFRMS floodplain elevated to, or floodproofed to, the FFRMS elevation. As no offsite fill material is proposed to be added, there will be no loss of floodplain storage volume from the proposed action and there will not be any adverse impacts to adjacent properties. Further, erosion and sediment control measures will be conducted in accordance with all applicable regulations.

The City of Tampa has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with Steps 3 through 6 of Executive Orders 11988 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands, and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will consider actions taking place in floodplains and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Responsible Entity at the following address on or before January 10, 2025 (a minimum 7 calendar day comment period will begin the day after publication). A full description of the project may also be reviewed from 8:00 am to 4:30 pm at this address:

Denise Papajorgji City of Tampa Community Development Specialist 2555 E. Hanna Ave Tampa, Florida 33610 813-274-8627

Comments may also be submitted via email at Denise.Papajorgji@tampagov.net.

1/3/25 1T