



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> 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 service@hemnesslaw.com probate@hemnesslaw.com 1/3-1/10/25LG 2T ----- <b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: <b>MINDFUL LOOK</b> Owner: Chelsea Clark 503 E. Jackson St. #110 Tampa, FL 33602 1/3/25LG 1T ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION CASE NO. 2024-CP-003536 IN RE: ESTATE OF OLIN SHEPHERD Deceased.</div>	<div><b>HILLSBOROUGH COUNTY</b> <b>NOTICE TO CREDITORS</b> 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 below. 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 PERIOD 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 ----- <b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b> Case No.: 23-CC-075287</div>	<div><b>HILLSBOROUGH COUNTY</b> THE LANDINGS AT ALAFIA TRACE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. RENEE RUDOLF, Defendant(s). <b>NOTICE OF ONLINE SALE</b> <b>NOTICE IS HEREBY GIVEN</b> that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsborough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as: Lot 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 Tocobaga Place, Riverview, FL 33578 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 surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 20th day of 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 ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO. 24-CA-006149 BRIGHTHOUSE LIFE INSURANCE COMPANY Plaintiff, vs. LAZARUS PROPERTIES, LLC, et al, Defendants/ <b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> 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 <b>February 11, 2025</b>, the following described property as set forth in said Order of Final Judgment, to wit: LOT 112, ZION HEIGHTS ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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, 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 ----- <b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 24-CC-008850, DIVISION I NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs.</div>	<div><b>HILLSBOROUGH COUNTY</b> JENNIFER RUIZ; JEFFREY M. MCFARLANE; JUDY 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. <b>NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that, pursuant to the <i>In Rem</i> Final Judgment of Foreclosure entered in this cause on December 18, 2024, by the County Court of Hillsborough 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 Records of HILLSBOROUGH County, Florida. <b>PROPERTY ADDRESS: 6326 Newtown Circle, #A5, Tampa, FL 33615.</b> 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://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> 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 ----- <b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY</b> JUVENILE DIVISION CASE NO. 23-DP-705 DIVISION: S IN THE INTEREST OF: J.D-R. DOB: 10/15/2023 MINOR CHILD <b>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</b> TO: NEYSHMARIE ROMERO BETAN-COURT Madison Lake Cir., Tampa, FL 33619 <b>YOU ARE HEREBY NOTIFIED</b> that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.D-R. born on 10/15/2023. You are hereby <b>commanded</b> to appear on <b>February 24, 2025, at 9:40 AM</b> before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an <b>ADVISORY HEARING</b>. <b>FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</b> If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ADA@FLJUD13.ORG at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 20th day of December, 2024. Cindy Stuart, Clerk of Circuit Court Hillsborough County, Florida By: s/Indray Yelaya DeputyClerk 12/27-1/17/25LG 4T ----- <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 24-CP-003664 Division B IN RE: ESTATE OF DAVID WILLIAM COOPER Deceased. <b>NOTICE TO CREDITORS</b> The administration of the estate of David 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</div>	<div><b>HILLSBOROUGH COUNTY</b> 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/ 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 &amp; 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 ----- <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 24-CP-003541 Division A IN RE: ESTATE OF ROBERT ANTHONY JOHNSON, SR. Deceased. <b>NOTICE TO CREDITORS</b> 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'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. 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 FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 &amp; Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundy.com Secondary E-Mail: dmmorris@olderlundy.com 12/27-1/3/25LG 2T ----- <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 24-CP-003876 Division A IN RE: ESTATE OF PENNY RENEE BREITSTEIN a/k/a PENNY R. BREITSTEIN Deceased. <b>NOTICE TO CREDITORS</b> The administration of the estate of Penny Renee Breitstein a/k/a Penny R. Breitstein, deceased, whose date of death was October 26, 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</div>



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<div><b>HILLSBOROUGH COUNTY</b> 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, call 711. 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</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 24-DR-012686 Division: E  IN RE THE MARRIAGE OF: FAITH HOPE DOTSON, Petitioner, and PAUL NAVA ARRIOLA, Respondent  <b>NOTICE OF ACTION FOR PUBLICATION</b> TO: PAUL NAVA ARRIOLA  <b>YOU ARE NOTIFIED</b> that an action to Determine Paternity and Other Relief, including claims for timesharing, child support, ability to get a passport, sole parent-</div>	<div><b>HILLSBOROUGH COUNTY</b> 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 <b>January 8, 2025</b>, and file the original with the clerk of this court at Hillsborough 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. <b>WARNING:</b> 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. <b>Dated:</b> 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</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b> 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  <b>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</b> TO: KALEB HISERODT, DOB: 08/27/1989 Address unknown <b>YOU ARE HEREBY NOTIFIED</b> 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 <b>commanded</b> to appear on</div>	<div><b>HILLSBOROUGH COUNTY</b> 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 <b>ADVISORY HEARING upon a Petition for Termination of Parental Rights.</b> <b>FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</b> <b>PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.</b> <b>Witness</b> 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</div> <div>-----</div> <div><b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</b> CASE NO.: 24-CC-050888 DIVISION: V  BEACON SALES ACQUISITION, INC., a foreign corporation, d/b/a BEACON BUILDING PRODUCTS, Plaintiff, vs. LSCI, INC., a Florida corporation, D/B/A SUN-TEC SOLAR &amp; ROOFING, and DAVID LARKIN, jointly and severally Defendants.  <b>NOTICE OF ACTION n CONSTRUCTIVE SERVICE</b> TO: DAVID LARKIN 10901 Corporate Circle N, Ste A St. Petersburg, FL 33716 <b>YOU ARE HEREBY NOTIFIED</b> that an action has been filed against you for 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 &amp; 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 for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for four (4) consecutive weeks in the LA GACETA. <b>WITNESS</b> my hand and seal at Hillsborough County, Florida this 10th day of December, 2024. Cindy Stuart Clerk of the Circuit Court 800 E. Twiggs Street Tampa, FL 33602 By: /s/ Isha Tirado-Baker Deputy Clerk Holcomb &amp; Leung, P.A. 3203 W. Cypress St., Tampa, FL 33607 12/13-1/3/25LG 4T</div> <div>-----</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b>  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.: <b>0503710000</b> Certificate No.: <b>2022 / 4634</b> File No.: <b>2025-16</b> Year of Issuance: <b>2022</b> Description 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 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>INA L BREWER</b> 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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div>-----</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b>  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.: <b>1988400418</b> Certificate No.: <b>2022 / 15183</b> File No.: <b>2025-21</b> Year of Issuance: <b>2022</b> Description of Property: HARBOUR COURT A CONDOMINIUM PHASE 1 BLDG 2 UNIT 2608 PLAT BK / PG : 10 / 23 SEC - TWP - RGE: 30 - 29 - 19 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>GLENORA TRUST/TRUSTEE CONTINENTAL DIVIDE PROPERTY MANAGEMENT</b> 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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div>-----</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b>  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.: <b>0213820120</b> Certificate No.: <b>2022 / 92</b> File No.: <b>2025-25</b> Year of Issuance: <b>2022</b> Description 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 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>SCOTT J BITMAN</b> 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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div>-----</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b>  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.: <b>0024870050</b> Certificate No.: <b>2022 / 92</b> File No.: <b>2025-25</b> Year of Issuance: <b>2022</b> Description of Property: (Continued on next page)</div>	<div><b>HILLSBOROUGH COUNTY</b> was assessed are: Folio No.: <b>0795469022</b> Certificate No.: <b>2022 / 7991</b> File No.: <b>2025-22</b> Year of Issuance: <b>2022</b> Description of Property: SUNSHINE VILLAGE PHASES 3A AND 4 LOT 6 BLOCK 33 PLAT BK / PG : 130 / 197 SEC - TWP - RGE: 18 - 32 - 20 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>SHAKIMA BACON</b> 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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div>-----</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b>  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.: <b>0499400000</b> Certificate No.: <b>2022 / 4585</b> File No.: <b>2025-24</b> Year of Issuance: <b>2022</b> Description of Property: W 300 FT OF GOV LOT 5 LESS S 1/4 OF LOT 5 SEC - TWP - RGE: 26 - 27 - 17 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>DAVID LARKIN</b> 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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div>-----</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b>  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.: <b>0213820120</b> Certificate No.: <b>2022 / 1900</b> File No.: <b>2025-26</b> Year of Issuance: <b>2022</b> Description of Property: (Continued on next page)</div>	

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE
<p>As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on <b>1/15/2025 at 9:00 A.M. and 1:00 P.M.</b> to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.</p> <p>Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.</p> <p><b>CASES TO BE HEARD AT THE 9:00 A.M. HEARING</b> 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 FOLIO: 151463.0000 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 FOLIO: 144008.0000 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 <b>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</b> 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 &amp; 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 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.  INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.  SHIRLEY FOXX-KNOWLES, CMC CITY CLERK 12/20-1/10/25LG 4T</p>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b><p>RENAISSANCE VILLAS CONDOMINIUM UNIT 201 BLDG A206 AND AN UNDIV INT IN COMMON ELEMENTS SEC - TWP - RGE: 12 - 28 - 18 <b>Subject To All Outstanding Taxes</b></p><p>Name(s) in which assessed: <b>CHENGLIANG JIANG YANPING XIAO</b></p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk</p><p>12/13-1/3/25LG 4T</p></div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b><p>—</p><p>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:</p><p>Folio No.: <b>0397040000</b> Certificate No.: <b>2022 / 3716</b> File No.: <b>2025-27</b> Year of Issuance: <b>2022</b></p><p>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 <b>Subject To All Outstanding Taxes</b></p><p>Name(s) in which assessed: <b>GREATER NEW SALEM PRIMITIVE BAPTIST CHURCH INC</b></p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk</p><p>12/13-1/3/25LG 4T</p></div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b><p>—</p><p>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:</p><p>Folio No.: <b>0059170010</b> Certificate No.: <b>2022 / 931</b> File No.: <b>2025-28</b> Year of Issuance: <b>2022</b></p><p>Description of Property: S 1/2 OF THE FOLLOWING LEGAL DESC: FROM NW COR OF E 1/2 OF SE 1/4 RUN E ALONG N BDRY 800 FT &amp; 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 &amp; N 89 DEG 24 MIN E 100 FT TO BEG SEC - TWP - RGE: 34 - 28 - 17 <b>Subject To All Outstanding Taxes</b></p><p>Name(s) in which assessed: <b>CLAUDIO VARBARO</b></p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk</p><p>12/13-1/3/25LG 4T</p></div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b><p>—</p><p>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:</p><p>Folio No.: <b>1017450000</b> Certificate No.: <b>2022 / 10116</b> File No.: <b>2025-30</b> Year of Issuance: <b>2022</b></p><p>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 <b>Subject To All Outstanding Taxes</b></p><p>Name(s) in which assessed: <b>CONNEDA K FEAGLE WILBUR L FEAGLE, JR.</b></p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 12/6/2024 Cindy Stuart Clerk of the Circuit Court Hillsborough County, Florida By Carolina Muniz, Deputy Clerk</p><p>12/13-1/3/25LG 4T</p></div> <div><b>IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</b><p>CIVIL DIVISION Case No.: 24-CA-006611 Division: "C"</p><p>JOHN RIVERA, Plaintiff, vs. 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.</p><p><b>NOTICE OF ACTION</b> 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 Folio #: 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, of the Public Records of Hillsborough County, Florida. ("Real Property") PIN:</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>A-05-29-19-4AB-000001-00001.0 Folio #: 156348-0000 Street Address: 5014 N. 29th St., Tampa, FL 33610</p></div> <p>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. GRUMAN, Esquire, Plaintiff's attorney, whose address is 3400 W. Kennedy Boulevard, 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.</p> <p>DATED on December 3, 2024.</p> <p>Cindy Stuart Clerk of Court By: s/ Isha Tirado-Baker As Deputy Clerk Perry G. Gruman, P.A. 3400 W. Kennedy Blvd, Tampa, FL 33609</p> <p>12/13-1/3/25LG 4T</p>	<div><b>MANATEE COUNTY</b><p><b>MANATEE COUNTY</b></p></div> <p><b>IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 2024-CC-002537</p> <p>BRADENTON TROPICAL PALMS, INC., Plaintiff, vs. 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 GANS, Defendants.</p> <p><b>NOTICE OF ACTION</b> 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 11710</p> <p>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 Proprietary Lease recorded in Official Records Book 1539, Pages 729-785, of the Public Records of Manatee County, Florida.</p> <p>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 be entered against you for the relief demanded in the complaint or petition.</p> <p>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.</p> <p>DATED on December 20th, 2024.</p> <p>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</p> <p>1/3-1/10/25LG 2T</p>	<div><b>ORANGE COUNTY</b><p>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7045064.0 FILE NO.: 24-022308 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. GERALD A. SWEENEY Obligor(s)</p></div> <p>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Gerald A. Sweeney 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 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</p> <p>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7045426.0 FILE NO.: 24-022312 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. DAVID A. RIVERA Obligor(s)</p>

**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:  
J.B. 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, Edgcomb Courtroom 800 East Twigg Street Courtroom 308 Tampa, FL 33602, for an **ADVISORY HEARING**.

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. 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. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ada@fljud13.org 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 5th day of December, 2024.

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

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,  
and  
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. Twigg Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

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

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

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>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 8 of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') 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 \$2,885.46, 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, 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 8003498.0 FILE NO.: 24-022796 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JOSEPH COPPOLA Obligor(s)</div> <div>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 Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 3270.5 FILE NO.: 24-022810 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. NANCY F. HARRISON; JOSEPH HARRISON, JR., AKA JOSEPH HARRISON Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Joseph Harrison, Jr., AKA Joseph Harrison 49 VILLA DR Warminster, PA 18974-3780 Nancy F. Harrison 23120 Anns Choice Way Warminster, PA 18974 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</div>	<div>ORANGE COUNTY</div> <div>Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,078.49, 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</div> <div>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 &amp; 713.585 OF THE FLORIDA STATUTES. 2014 VOLK 4D 3VW2K7AJ6EM217251 JAN. 14, 2025 AT DPL TOWING &amp; RECOVERY CORP: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 407-680-6770 2021 KIA UT 5XYRG4LC7MG041984 JAN. 14, 2025 AT DPL TOWING &amp; RECOVERY CORP: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 407-680-6770 2005 ACUR 4D JH4CL968X5C023604 JAN. 16, 2025 AT DPL TOWING &amp; RECOVERY CORP: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 407-680-6770 2007 BMW 4D WBAVA33547KX74257 JAN. 16, 2025 AT LIFT &amp; GO LLC: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 321-278-4131 2017 HOND 4D 19XFC1F77HE010846 JAN. 17, 2025 AT LIFT &amp; GO LLC: 10155 ROCKET CT, ORLANDO, FL 32824 P#: 321-278-4131 2020 MITS 4D JA4AT5AA3LZ014534 JAN. 23, 2025 AT DB ORLANDO COLLISION INC: 2591 N. FORSYTH RD, ORLANDO, FL 32807 P#:407-467-5930 SUM TO REDEEM VEHICLE IS \$4,313.38 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</div> <div>IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003599-O</div> <div>IN RE: ESTATE OF JANE E. JONES a/k/a JANE ELLEN JONES, Deceased.</div> <div>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 3 (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 specified by a creditor as specified</div>	<div>ORANGE COUNTY</div> <div>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 Attorney for Personal Representative: Cameron H.P. White, Esq. Florida Bar Number: 021343 Law Office of Cameron H.P. White, P.A. 9100 Conroy-Windermere Road, Suite 200 Windermere, Florida 34786 Telephone: (407) 792-6011 Email: cameron@chpwhitelaw.com Secondary: ashley@chpwhitelaw.com 1/3-1/10/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003329-O</div> <div>IN RE: ESTATE OF BERTHA CARMEN HODGE Deceased.</div> <div>NOTICE TO CREDITORS (Summary Administration) TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of 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 decedent'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: Name Address Shamala Hodge 219 N. Hawthorne Ave. Apopka, Florida 32703 ALL INTERESTED PARTIES ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The 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</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003839-O</div> <div>IN RE: ESTATE OF FREDDIE GIBSON Deceased.</div> <div>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 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. (Please publish in La Gaceta)</div>	<div>ORANGE COUNTY</div> <div>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</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003218-O</div> <div>IN RE: ESTATE OF CURIE P. CATUNCAN Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of CURIE 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 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: /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 Email: nnash@dsklawgroup.com skrakower@dsklawgroup.com 12/27-1/3/25LG 2T</div> <div>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</div> <div>OSCEOLA COUNTY</div> <div>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, VS. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES 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 ; ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)</div>	<div>ORANGE COUNTY</div> <div>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, BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES 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 PATTY MARKOS A/K/A PATRICIA MARCOS, TIMOTHY R. CRADDUCK A/K/A TIMOTHY CRADDUCK A/K/A TIMOTHY CREDDUCK, PAUL G. ADAMS A/K/A PAUL ADAMS, 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 CYNTHI CRADDUCK, 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 AS PERSONAL REPRESENTATIVE OF 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, 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 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 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, FLORIDA. TOGETHER WITH THAT CERTAIN 2001 MERIT MANUFACTURED HOME, ID #FLHMBT167447371A AND #FLHMBT167447371B. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. Dated this 18th day of December 2024. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1006090</div> <div>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. 2016 NISS 4D 3N1AB7AP6GY277385 JAN. 23, 2025 AT BAMBAM AUTO REPAIR ENTERPRISES LLC: 1103 PORTAGE ST, KISSIMMEE, FL 34741 P#: 407-750-8075 SUM TO REDEEM VEHICLE IS \$5,747.46 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</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>OSCEOLA COUNTY</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO. 2024 CA 002143 MF</div> <div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I Plaintiff,</div> <div>vs.</div> <div>JACQUELYN DEVILBISS A/K/A JACQUELYN G. DEVILBISS, et al, Defendants/</div> <div>NOTICE OF SALE</div> <div>PURSUANT TO CHAPTER 45</div> <div>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 A/K/A JACQUELYN G. 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 <b>February 11, 2025</b>, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>ALL THAT CERTAIN LAND SITUATE IN OSCEOLA COUNTY, FLORIDA, VIZ:</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service".</div> <div>DATED at Osceola County, Florida, this 19th day of December, 2024.</div> <div>GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff</div> <div>2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 443-5087 Fax: (813) 443-5089 emailservice@gilbertgrouplaw.com</div> <div>By: s/ Amy M. Kiser, Esq. Florida Bar No. 46196 630282.105018/AFD</div> <div>12/27-1/3/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>Case No.: 2024-DR-002451-DS</div> <div>CARMEN RIVERA SOCORRO, Petitioner,</div> <div>and</div> <div>CESAR ODALIS PENA RAMIREZ, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: CESAR ODALIS PENA RAMIREZ 2726 Emerson Ln, Kissimmee, FL 34743</div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARMEN RIVERA SOCORRO whose address is 2726 Emerson Ln, Kissimmee, FL 34743 on or before 1/18/2025, and file the original with the clerk of this Court at 2 Courthouse Square, Kissimmee, FL 34741 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 12/18/24</div> <div>Kelvin Soto, Esq. Clerk of the Circuit Court</div> <div>By: s/ S.B. Deputy Clerk</div> <div>12/27-1/17/25LG 4T</div> <div>-----</div>	<div>OSCEOLA COUNTY</div> <div>IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2024-CP-000770</div> <div>IN RE: ESTATE OF POLICARPO BENITEZ-DIAZ Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 27, 2024.</div> <div>Personal Representative:</div> <div>Ivory Benitez 6838 Axis West Circle, Apt 2404 Orlando, Florida 32821</div> <div>Attorney for Personal Representative:</div> <div>/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</div> <div>12/27-1/3/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>CASE NO. 2024-CP-001016</div> <div>IN RE: ESTATE OF ATHUL KWALI FERGUSON, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>The date of first publication of this Notice is December 27, 2024.</div> <div>Personal Representative:</div> <div>SHARLEMA RAGHUBIR 1059 Universal Rest Place Kissimmee, Florida 34744</div> <div>Attorney for Personal Representative:</div> <div>SHANNON MULKEY Florida Bar No. 60018 SHANNON MULKEY LAW FIRM 944 East Silver Springs Blvd. Ocala, Florida 34470 Telephone: (352) 282-0722</div> <div>12/27-1/3/25LG 2T</div> <div>-----</div> <div>PASCO COUNTY</div> <div>STATE OF FLORIDA</div> <div>DEPARTMENT OF ENVIRONMENTAL PROTECTION</div> <div>NOTICE OF PROPOSED AGENCY ACTION</div> <div>The Department of Environmental Protection gives notice of its intent to issue a Formal Determination of the Landward</div>	<div>PASCO COUNTY</div> <div>Extent of Wetlands and Other Surface Waters (File No. FD-51-0370942-003) to the Hector and Adriana Diaz, c/o Kristofer 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.</div> <div>The Department's file is available online and can be accessed through the Department's Information Portal at: <a href="https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=initlist&amp;[freeText=]&amp;[folderName=]&amp;[profile=Permitting_Authorization]&amp;[creator=]&amp;[entityType=any]&amp;[createdDateTo=]&amp;[catalog=23]&amp;[searchBy=Profile]&amp;[sortBy=Document+Date]&amp;[createdDate=]&amp;[County= EQ PASCO]&amp;[District= EQ SWD]&amp;[Facility-Site+ID= EQ ERP 370942]">https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=initlist&amp;[freeText=]&amp;[folderName=]&amp;[profile=Permitting_Authorization]&amp;[creator=]&amp;[entityType=any]&amp;[createdDateTo=]&amp;[catalog=23]&amp;[searchBy=Profile]&amp;[sortBy=Document+Date]&amp;[createdDate=]&amp;[County= EQ PASCO]&amp;[District= EQ SWD]&amp;[Facility-Site+ID= EQ ERP 370942]</a>.</div> <div>If you have any questions or are experiencing difficulty viewing the electronic application, please call Lynzi Baxter at 813-470-5877. <a href="mailto:Lynzi.Baxter@FloridaDEP.gov">Lynzi.Baxter@FloridaDEP.gov</a>.</div> <div>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:</div> <div>(a) The name and address of each agency affected and each agency's file or identification number, if known;</div> <div>(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;</div> <div>(c) A statement of when and how the petitioner received notice of the agency decision;</div> <div>(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;</div> <div>(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;</div> <div>(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</div> <div>(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.</div> <div>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 <a href="mailto:agency_clerk@dep.state.fl.us">agency_clerk@dep.state.fl.us</a>. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.</div> <div>In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the petitioner must be filed 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 filed within 21 days of publication of the notice or within 21 days of receipt 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 filing of a motion in compliance with Rule 28-106.205, F.A.C.</div> <div>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 <a href="mailto:agency_clerk@dep.state.fl.us">agency_clerk@dep.state.fl.us</a>, 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.</div> <div>Mediation is not available in this proceeding.</div> <div>1/3/25LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CASE NO.: 2018-CA-000005</div> <div>WILMINGTON TRUST, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2, Plaintiff,</div> <div>vs.</div> <div>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.</div> <div>NOTICE OF SALE</div> <div>PURSUANT TO CHAPTER 45</div> <div>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</div>	<div>PASCO COUNTY</div> <div>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 Settlers/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="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, on the Clerk's website for online auctions at <b>11:00 AM</b>, on <b>January 16, 2025</b>, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>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.</div> <div>Parcel ID: 05-26-20-0020-00000-0260</div> <div>Property Address: 29341 RHODIN PL., WESLEY CHAPEL, FL 33544</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>Date: December 30, 2024</div> <div>ATLAS   SOLOMON, LLP Counsel for Plaintiff</div> <div>/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: <a href="mailto:servicemailbox@atlas-solomon.com">servicemailbox@atlas-solomon.com</a></div> <div>1/3-1/10/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>File Number: 2024CP001719</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF PATRICK D. COLLINS a/k/a PATRICK DONALD COLLINS Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Patrick D Collins a/k/a Patrick Donald Collins, deceased, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 27, 2024.</div> <div>Personal Representatives:</div> <div>Kelly Lynn Collins 3165 Willowdale Road Portage, Indiana 46368 Ronald John Collins 1936 Jackson Street Portage, Indiana 46368</div> <div>Attorney for Personal Representatives:</div> <div>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: <a href="mailto:kellym@awslaw.org">kellym@awslaw.org</a> Secondary E-Mail: <a href="mailto:paralegal@awslaw.org">paralegal@awslaw.org</a></div> <div>12/27-1/3/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2024CC001026CCAXWS</div> <div>MAGNOLIA VALLEY CONDOMINIUM, INCORPORATED, Plaintiff,</div> <div>vs.</div>	<div>PASCO COUNTY</div> <div>SAMANTHA ANDERSON, et al., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>STATE OF FLORIDA</div> <div>TO: ESTATE OF SAMANTHA ANDERSON;</div> <div>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pasco County, Florida:</div> <div>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.</div> <div>Property address: 7050 Cognac Drive Apt. 1. New Port Richey, FL 34653</div> <div>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:</div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.</div> <div>DATED on this 20th day of December, 2023.</div> <div>/s/ Nikki Alvarez-Sowles, Esq. Clerk of the Circuit Court</div> <div>Deputy Clerk: Haley Joyner</div> <div>12/27-1/3/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 23-CC-005503</div> <div>BUENA VISTA CIVIC COUNCIL, INC., Plaintiff,</div> <div>vs.</div> <div>JAMES N. LICHTY AND DONNA J. LINES, Defendants.</div> <div>NOTICE OF SALE</div> <div>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:</div> <div>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.</div> <div>and more commonly known as 4240 Buena Vista Lane, Holiday, FL 34691</div> <div>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="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> on January 13, 2025.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</div> <div>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</div> <div>/s/ Alexa Camareno Caldevilla, Esquire Florida Bar No.: 1031636 <a href="mailto:acamareno@bushross.com">acamareno@bushross.com</a> BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 Attorney for Plaintiff</div> <div>12/27-1/3/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No. 51-2024-CC-005699-ES</div> <div>DOROTHY L. DORAN, Plaintiff,</div> <div>vs.</div> <div>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; and TODD THOMPSON, Defendants.</div> <div>FORMAL NOTICE OF ACTION BY PUBLICATION</div> <div>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)</div> <div>TO: TODD THOMPSON (Address(es) Unknown to Named Defendant)</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>PASCO COUNTY</b> <p>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:</p><p>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</p><p>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 demanded in the Complaint. Due on or before 1/13/2025.</p><p>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.</p><p>Dated this 6th day of December, 2024.</p><p>Clerk of the Circuit Court By: /s/ Hailey Joyner Deputy Clerk</p><p>12/13-1/3/25 4T</p></div>	<div><b>PINELLAS COUNTY</b> <p>file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 3, 2025.</p><p>Personal Representative: Nancy Giaimo 29110 Lime City Road Perrysburg, OH 43551</p><p>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@awsllaw.org Secondary E-Mail: service@awsllaw.org</p><p>1/3-1/10/25LG 2T</p><div><b>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> CIVIL DIVISION Case No.: 24-4377-CO</div><p>BAYOU CLUB COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. CHRISTOPHER JOSEPH NELSON, UNKNOWN SPOUSE OF CHRISTOPHER JOSEPH NELSON, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2, Defendants.</p><div><b>NOTICE OF ACTION</b> TO: CHRISTOPHER JOSEPH NELSON, UNKNOWN SPOUSE OF CHRISTOPHER JOSEPH NELSON, ALL PARTIES CLAIMING INTERESTS, BY, THROUGH, UNDER OR AGAINST BONNIE C. JOSS; OTTO JOSS; TIMOTHY JOSS; RUSSELL JOSS; 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 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. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED: 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 Emails: bkitterman@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1006290<div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File Number: 24-010331-ES Division: 3</div><p>IN RE: ESTATE OF SANDRA ANN VELEZ Deceased.</p><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must</p></div></div>	<div><b>PINELLAS COUNTY</b> <p>on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p><p>DATED on 12/27/2024.</p><p>Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court St, Clearwater, FL 33756 /s/ Thomas Smith Deputy Clerk Staack &amp; Simms, PLLC 51 S. Main Ave., Clearwater, FL 33765 1/3-1/24/25LG 4T</p><div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>ORLANDO HEALTH SLEEP CENTER</b> Owner: OHI West, Inc. 1414 Kuhl Ave. Orlando, FL 32806 1/3/25LG 1T</div><div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>DR. STEINFELS SPRACHREISEN</b> Owner: Albrecht &amp; Son LLC 842 Dodecanese Blvd. Tarpon Springs, FL 34689 1/3/25LG 1T</div><div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>SWEETIES ICE CREAM PARLOR</b> Owner: Albrecht &amp; Son LLC 842 Dodecanese Blvd. Tarpon Springs, FL 34689 1/3/25LG 1T</div><div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION Case No.: 24-010966-ES Section: 003</div><p>IN RE: The Estate of DOROTHY HORN LESCHOT a/k/a DOROTHY HORN LITTLEJOHN a/k/a DOROTHY H. LESCHOT Deceased.</p><div><b>NOTICE TO CREDITORS</b> The administration of the estate of DOROTHY HORN LESCHOT a/k/a DOROTHY HORN LITTLEJOHN a/k/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.<p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is December 27, 2024.</p><p>Personal Representative: Edward Clay Littlejohn 3151 Lake Ellen Drive Tampa, Florida 33618-3600</p><p>Attorney for Personal Representative: Ann-Eliza M. Taylor, Esquire Older, Lundy, Koch &amp; Martino 1000 W. Cass Street Tampa, Florida 33606 ataylor@olderlundyaw.com Florida Bar No: 70852 12/27-1/3/25LG 2T</p><div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 24-011384-ES</div><p>IN RE: ESTATE OF CHRISTINE MARKEN, Deceased.</p><div><b>NOTICE TO CREDITORS</b> 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 address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.<p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-</p></div></div></div>	<div><b>PINELLAS COUNTY</b> <p>CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is December 27, 2024.</p><p>Personal Representative: RACHAEL ANKENBAUER 1673 Fortune Drive Clearwater, Florida 33756</p><p>Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com 12/27-1/3/25LG 2T</p><div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION Case No. 24-009231-ES</div><p>IN RE: ESTATE OF DEMITRA SWEARINGEN a/k/a DEMITRA REIFSNEIDER, Deceased.</p><div><b>NOTICE TO CREDITORS</b> The administration of the Estate of Demitra Swearingen a/k/a Demitra Reifsnieder, deceased, whose date of death was January 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.<p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is December 27, 2024.</p><p>Personal Representative: Rosemarie Reifsnieder 209 Webster Avenue Hulmeville, Pennsylvania 19047</p><p>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</p><div><b>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</b> Case No.: 23-009-422-FD</div><p>MONIQUE BEVINE BROWN, Petitioner, and RODERICK JUNIOR LAWES, Respondent.</p><div><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: RODERICK JUNIOR LAWES Last known address: 144-35 233rd St. Apt. 2nd Fl., Laurelton, NY 11413<p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Monique Bevine Brown, whose address is 2036 Alpine Road Apt 66, Clearwater, FL 33755, on or before 28 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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></p><p>The action is asking the court to decide</p></div></div></div>	<div><b>PINELLAS COUNTY</b> <p>how the following real or personal property should be divided: None</p><p><b>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.</b></p><p><b>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.</b></p><p><b>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.</b></p><p>Dated 12/13/2024</p><p>Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</p><p>By: /s/ Thomas Smith Deputy Clerk</p><p>12/20-1/10/25LG 4T</p><div><b>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</b> Case No.: 24-8301-FD</div><p>YUKSEL SENBOL, Petitioner, and ALAA YASSIN, Respondent.</p><div><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: ALAA YASSIN Last known address: Unknown<p>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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></p><p>The action is asking the court to decide how the following real or personal property should be divided: None</p><p><b>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.</b></p><p><b>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.</b></p><p><b>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.</b></p><p>Dated 12/17/2024</p><p>Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</p><p>By: /s/ Thomas Smith Deputy Clerk</p><p>12/20-1/10/25LG 4T</p><div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO. 23-009193-CI</div><p>NORMA MINARDI COHEN, Plaintiff, and MARK DAVID CARRIERE, individually; as Trustee of the NADINE VOGEL CARRIERE TRUST; and as Trustee of the GUY RAYMOND CARRIERE SURVIVOR'S TRUST, Defendant</p><div><b>NOTICE OF ACTION</b> TO: MARK DAVID CARRIERE, individually; as Trustee of the NADINE VOGEL CARRIERE TRUST; and as Trustee of the GUY RAYMOND CARRIERE SURVIVOR'S TRUST, last known address is 1030 N State St Apt 48C, Chicago, IL 60610-7824.<p>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</p><p>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. <b>If you fail to do so, a default may be entered against you for the relief requested in the Complaint.</b></p><p>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.</p><p><b>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.</b></p><p>Dated 12/12/2024</p><p>Ken Burke, CPA Clerk of Court and Comptroller By: /s/ Thomas Smith Deputy Clerk</p><p>12/20-1/10/25LG 4T</p><p>(Continued on next page)</p></div></div></div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<b>SARASOTA COUNTY</b> persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM	<b>SARASOTA COUNTY</b> 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	<b>SARASOTA COUNTY</b> 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, -vs- 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,	<b>SARASOTA COUNTY</b> 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 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	<b>SARASOTA COUNTY</b> 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**  
Your 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.  
If interested, please forward a copy of your resume with a cover letter as soon as possible, recruitment is continuous:  
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 Director 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 Invitation 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 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

**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](http://www.springlakecdd.org) or from the District Manager, Halifax Solutions, LLC, via email at [edailey@halifax-solutions.com](mailto: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](http://www.avelarcreekcdd.org) or from the District Manager, Halifax Solutions, LLC, via email at [edailey@halifax-solutions.com](mailto: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.  
District Manager  
Eric Dailey  
1/3/25LG 1T

**PUBLIC NOTICE - SERVICE CHANGES**  
Hillsborough Transit Authority (HART) will implement service changes effective Sunday, January 5, 2025.  
**Fare-Free\* and Increased Weekday Frequency: Route 1**  
*\*Fare-Free through January 4, 2026. Funded by the City 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.  


**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**  


HILLSBOROUGH TRANSIT
AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accept-
ing 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 https://gohart.bonfirehub.com

All inquiries pertaining to the solicitations may be directed
to: (813) 384-6383 or e-mail at zickefoosec@goHART.org.

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 High-
way, 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

BID DUE DATE

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
https://www.tampasportsauthority.com/procurement-services, https://www.
myvendorlink.com and via DemandStar https://www.demandstar.com. Fur-
ther 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/ Deltacia 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 Flood-plain 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 aggregation 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 exist- ing 178 units (built in 1952), which will then be demolished. Following demolition, a multi-phase redevelopment of the land will commence. The first 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 pre- serve 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 ir- regularly 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 perma- nent 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 ad- equate 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.

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