

CITRUS COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022 CA 000923 A FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN PLAINTIFF, VS.

ROSELEN STRAWN A/K/A ROSELEN R. STRAWN A/K/A ROSELEN RAE STRAWN; ET AL., DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Amended Final Judgment of Foreclosure dated the 27th day of May, 2025, and entered in Case No. 2022 CA 000923 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-2, as owner of the Related Mortgage Loan is the Plaintiff and ROSELEN STRAWN A/K/A ROSELEN R. STRAWN A/K/A ROSELEN RAE STRAWN, AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSANN STRAWN A/K/A ROSANN L. STRAWN are defendants.

Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus.realforeclose.com at 10:00 A.M. on the 17th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 8, 9 AND 10 OF TRACT KK-1 CIRCLE M. RANCHETTES, AN UNRECORDED SUBDIVISION, ALL LYING AND BEING SITUATE IN CITRUS COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

LOT 8: THE NORTH 196 FEET OF THE EAST 222.33 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 18 EAST, LESS AND EXCEPT THE EAST 25 FEET FOR ROAD RIGHT-OF-WAY. THE SOUTH 25 FEET BEING USED FOR EGRESS AND INGRESS BY THE GENERAL PUBLIC.

LOT 9: THE WEST 222.33 FEET OF THE EAST 444.66 FEET OF THE NORTH 196 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 18 EAST, SUBJECT TO AN EASEMENT OVER THE SOUTH 25 FEET THEREOF.

LOT 10: THE NORTH 196 FEET OF THE WEST 222.33 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 18 EAST. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 268, PAGE 712, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. Dated this 29th day of May, 2025.

By: /S/ LIANA R. HALL

Liana R. Hall

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

11080-1014921

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

CIVIL DIVISION CASE NO.: 2025 CA 000188 A

NOTICE OF ACTION

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-2 PLAINTIFF,

VS. UNKNOWN TRUSTEE OF THE JAMES TANCA REVOCABLE LIVING TRUST DATED 4/29/2009, ET AL., DEFENDANT(S).

NOTICE OF ACTION TO: Unknown beneficiaries of James Tanca revocable living trust dated 4/29/2009

Last Known Address: 6474 E Mockinbird Lane, Inverness, FL 34452

Current Residence: UNKNOWN

TO: Unknown spouse of James Tanca Last Known Address: 6474 E Mockinbird Lane, Inverness, FL 34452

Current Residence: UNKNOWN TO: Unknown trustee of the James Tanca revocable living trust dated 4/29/2009

Last Known Address: 6474 E Mockinbird Lane, Inverness, FL 34452

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE WEST 1/2 LOT 4, BLOCK 419B, INVERNESS HIGHLANDS WEST, FIRST ADDITION REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 116- 122, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs,

CITRUS COUNTY

FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter;

otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700.

WITNESS my hand and the seal of this Court this 27th day of May, 2025.

TRACI PERRY

As Clerk of Court

By: /s/ Dawn M. Peacock

As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

11080-1014916

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

CASE NO.: 2025 CA 000119 A

JASONPREET S RANDHAWA,

Plaintiff,

vs.

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

NOTICE OF ACTION

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

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

Parcel 1:

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

Parcel 2:

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

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

DATED this 22nd day of May 2025.

Clerk of the Circuit Court

By: s/ Hanora N. Cassels

As Deputy Clerk

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

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

CASE NO: 2025 CA 000294 A

JEFFREY AND MITZIE NOLEN,

Plaintiff,

v.

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

NOTICE OF ACTION

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

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

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

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

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

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

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

THE FOLLOWING DESCRIBED LAND,

CITRUS COUNTY

SITUATE LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT: CRYSTAL MANOR UNIT 3 LOT 18 BLK 163 DESCR IN O R BK 579 PG 524.

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

DATED this 16th day of May, 2025.

Clerk of the Circuit Court

By: s/ Hanora N. Cassels

As Deputy Clerk

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

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 24000943CPAXMX

IN RE: ESTATE OF MIGUEL A. VILLARINY, SR. Deceased.

AMENDED NOTICE OF ACTION (formal notice by publication)

TO: IDALIA CADENA Whereabouts/Address Unknown and Any and All heirs of the Estate of Miguel A. Villariny, Sr.

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are:

Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before thirty (30) days of the first date of publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on June 4th, 2025.

Doug Chorvat, Jr. As Clerk of the Court

By: s/ Jessica Jensen As Deputy Clerk

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-001629-O

IN RE: ESTATE OF MARTIN FIDEL CANDIA a/k/a MARTIN F. CANDIA a/k/a MARTIN CANDIA, Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: LUIS GILBERTO ARAUJO. SARA ISABEL CLARK. ANTONIA ADELIDA CANDIA, AND THE HEIRS OF REYNALDO FERNANDEZ-CANDIA

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:

Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756

on or before July 11th, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on this 5th day of June, 2025

Tiffany Moore Russell As Clerk of the Court

By: /s/ Kevin Drumman As Deputy Clerk

Orange County Circuit Court Probate Division, 425 N. Orange Avenue, Room 335, Orlando, FL 32801

6/13-7/4/25LG 4T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25000667CPAXMX

IN RE: ESTATE OF RONALD J. CAVANAUGH Deceased.

NOTICE TO CREDITORS

The administration of the estate of RONALD J. CAVANAUGH, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Suite 247, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HERNANDO COUNTY

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 June 13, 2025.

Personal Representative: /s/ THOMAS CAVANAUGH 139 Pine Ridge Road Medford, MA 02155

Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: trwalser@floridaprobatefirm.com

Florida Bar No. 116596 Florida Probate Law Firm, PLLC 6751 N. Federal Highway, Suite 101 Boca Raton, FL 33487 Telephone: (561) 210-5500

6/13-6/20/25LG 2T

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

CIVIL DIVISION CASE NO.: 25000231CAAXMX MEB LOAN TRUST VIII PLAINTIFF, VS.

ZOILA CHAVARRIA ORTEGA AND JOHN DOYLE BORGES, ET AL., DEFENDANT(S).

NOTICE OF ACTION TO: Zoila Chavarria Ortega Last Known Address: 8407 Silverbell Loop, Brooksville, FL 34613

Current Residence: UNKNOWN TO: Zoila Chavarria Ortega Last Known Address: 9464 Southern Charm Cir Brooksville, FL 34613

Current Residence: UNKNOWN TO: John Doyle Borges Last Known Address: 8407 Silverbell Loop, Brooksville, FL 34613

Current Residence: UNKNOWN TO: John Doyle Borges Last Known Address: 2509 W CRAWFORD STREET TAMPA, FL 33614

Current Residence: UNKNOWN TO: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY

Last Known Address: 8407 Silverbell Loop, Brooksville, FL 34613

Current Residence: Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 64, SPRING RIDGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE(S) 45 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 6, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.

WITNESS my hand and the seal of this Court this 16th day of May, 2025.

DOUG CHORVAT, JR. As Clerk of Court

By: Sonya Sanders As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

11080-1014760

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

PROBATE DIVISION File No. 25000651CPAXMX Division Probate

IN RE: ESTATE OF MICHAEL GEORGE HECKLER DECEASED.

NOTICE TO CREDITORS

The administration of the Estate of Michael George Heckler, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HERNANDO COUNTY

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 June 13, 2025.

Personal Representative: /s/ Martha Rittinger Martha Mary Rittinger 4984 Beach Drive SE, Apt. F St. Petersburg, Florida 33705

Attorney for Personal Representative: /s/ Morgan M. McQueen, Esq. Morgan M. McQueen, Esq. Florida Bar Number: 1026045

Legacy Protection Lawyers, LLP 100 – 2nd Avenue South, Suite 900 St. Petersburg, Florida 33701 Telephone: (727) 471-5868

E-Mail: morgan@legacyprotectionlawyers.com Secondary E-Mail: karen@legacyprotectionlawyers.com

6/13-6/20/25LG 2T

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

CIVIL ACTION CASE NO.: 18-000391

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER WITH WELLS FARGO BANK SOUTHWEST, N.A., FKA WACHOVIA MORTGAGE, FSB, FKA WORLD SAVINGS BANK, FSB, Plaintiff,

vs. RAYMOND J. HANSEN, et al, Defendant(s).

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated May 15, 2025, and entered in Case No. 18-00391 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Wells Fargo Bank, N.A., successor by merger with Wells Fargo Bank Southwest, N.A., fka Wachovia Mortgage, FSB, fka World Savings Bank, FSB, is the Plaintiff and Debra A. Hansen, Raymond J. Hansen, Pristine Place Homeowners' Association, Inc., are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on the July 1, 2025 the following

**HERNANDO COUNTY**

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 June 6, 2025.

Personal Representative:  
JOANNE TUMBARELLO  
2111 Maguire Avenue  
Spring Hill, FL 34608

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

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR  
HERNANDO COUNTY, FLORIDA  
PROBATE DIVISION**

File No. 27-2025-CP-000581-CP-AXMX

IN RE ESTATE OF  
JASON RICHARD HAGEN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Jason Richard Hagen, deceased, whose date of death was February 14, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLA. STAT. SEC. 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 June 6, 2025.

Personal Representative:  
Daryl Hagen  
3359 Parlow Avenue  
Spring Hill, FL 34606

Attorney for Personal Representative:  
Christopher D. Russo  
Fla. Bar 0026942  
Russo Law, PA  
1135 Lakeland Hills Boulevard  
Lakeland, FL 33805  
firm@chrisrussolaw.com  
863-248-4300

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR  
HERNANDO COUNTY, FLORIDA  
PROBATE DIVISION**File No. 25000613CPAXMX  
Division A

IN RE: ESTATE OF  
PEGGY ANN ENDRZEJEWSKI,  
A/K/A PEGGY A. ENDRZEJEWSKI  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PEGGY ANN ENDRZEJEWSKI, A/K/A PEGGY A. ENDRZEJEWSKI, deceased, whose date of death was January 7, 2025; File Number 25000613CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
ROSEANN A. MORAN  
15549 Lily Wood Lane  
Brooksville, FL 34604

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

**HERNANDO COUNTY**

GADeservice@GendersAlvarez.com

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR  
HERNANDO COUNTY, FLORIDA  
PROBATE DIVISION**

File No. 25-000600-CP-AX-MX

IN RE: ESTATE OF  
PHILLIP WOLFE GORDON  
Deceased.

**NOTICE TO CREDITORS**

Petitioner, Rebecca Gordon Bloom, alleges:

The administration of the estate of PHILLIP WOLFE GORDON, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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 §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under § 732.2211, Florida Statutes.

The date of first publication of this notice is June 6, 2025

Personal Representative:  
/s/ Rebecca Gordon Bloom  
Rebecca Gordon Bloom

Attorney for Personal Representative:  
/s/ Allison Cochran  
Allison L. Cochran, Esq.  
Handling Attorney  
Florida Bar Number: 097852  
4700 Millenia Blvd., Ste. 500  
Orlando, FL 32839  
Phone: (407) 504-1020  
Email: allison@cochranesquire.com

6/6-6/13/25LG 2T

**HILLSBOROUGH****CITY OF TAMPA  
MUNICIPAL CODE ENFORCEMENT BOARD HEARING  
PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **6/25/2025 at 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

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

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

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

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

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC  
CITY CLERK

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

**HILLSBOROUGH COUNTY****PASCO  
PINELLAS  
POLK COUNTIES****IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA**

UNIFIED FAMILY LAW DIVISION

CASE NO.: 25-DR-007045

DIVISION: R

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

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

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

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

**CHILD'S STATUS**

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

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

4. A completed Uniform Child Custody Jurisdiction and Enforcement Act (UC-JEA) Affidavit, Florida Supreme Court Approved Family Law Form 12.902(d), is filed with this Petition and attached hereto as Exhibit "B".

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

**GROUND'S FOR TERMINATION OF  
PARENTS' RIGHTS**

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

7. The consent of the birth mother, Camber Angelica Cline aka Camber Naugler alkia Rose Naugler, should be waived and her parental rights should be terminated pursuant to §63.064(1), Florida

**HILLSBOROUGH COUNTY**

Statutes, because she has abandoned the child pursuant to §§63.089(3)(e), and 63.089(4), Florida Statutes, to wit:

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

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

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

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

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

f) in the past ten (10) years she has failed to make any reasonable effort to resume her visitation with the child by taking the necessary actions to participate in counseling to persuade the child's mental health counselor to recommend a resumption of her time sharing as ordered by the Court in the 2015 Order;

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

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

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

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

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

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

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

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

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

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

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

**ADOPTION PLEADINGS**

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

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

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

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

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

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

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

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

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

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

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

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

**HILLSBOROUGH COUNTY**

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

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

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

**VERIFIED BY:**

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

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

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

**FURTHER VERIFIED BY:**

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

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

**Respectfully submitted,**

LEENETTA BLANTON CARDEN, P.A.  
LEENETTA BLANTON CARDEN, ESQUIRE

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

**CERTIFICATE OF SERVICE**

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

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

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

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

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

**SUMMONS**

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

**IMPORTANT**

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

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

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

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

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

If the party serving summons has designated email address(es) for service or is represented by an attorney, you may designate email address(es) for service by or on you. Service must be in accordance with Florida Rules of General Practice and Judicial Administration 2.516. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents, upon request. Florida Family Law Rules of Procedure Form 12.910(a), Summons: Personal Service on an Individual (10/21) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and Email Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

(Continued on next page)

**HILLSBOROUGH COUNTY**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twigg Street, Room 604, Tampa, Florida 33602. If you are hearing impaired or voice impaired, call TDD 1-800-955-8771.

Dated May 27, 2025

Victor D. Crist  
As Clerk of the Court

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

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

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

Case No: 25-DR-007045  
Division: R

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

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twigg Street, Room 604, Tampa, Florida 33602. If you are hearing impaired or voice impaired, call TDD 1-800-955- 8771.

Dated May 28, 2025

Respectfully submitted,

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

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

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

File No. 25-CP-001934  
Division U

IN RE: ESTATE OF  
RONALD ARTHUR GIBBS  
Deceased.

**NOTICE TO CREDITORS**  
(Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of RONALD ARTHUR GIBBS, deceased, File No. 25-CP-001934, by the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was January 18, 2025; that the total value of the estate is \$22,000.00 (approximate) and that the names and addresses of those to whom it has been assigned by such order are: PATRICIA PEHRSON GIBBS, as Trustee of the RONALD A. GIBBS REVOCABLE LIVING TRUST AGREEMENT dated June 26, 2001, as amended and restated September 1, 2021, 575 Partridge Pass, Plant City, Florida 33565.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this notice is June 13, 2025.

Petitioner:

/s/ Patricia Pehrson Gibbs  
PATRICIA PEHRSON GIBBS  
575 Partridge Pass  
Plant City, Florida 33565

Attorney for Petitioner:

/s/ Dana Kemper  
Dana Kemper, Esq.  
Florida Bar # 44337  
HEMNESS FALLER ELDER LAW

**HILLSBOROUGH COUNTY**

309 N. Parsons Avenue  
Brandon, Florida 33510-4515  
(813) 661-5297  
(813) 689-8725 fax  
dana@hemnesslaw.com  
service@hemnesslaw.com

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**

File No. 24-CP-002643  
Division PR-B

IN RE: ESTATE OF  
EUGENE DICKERSON  
Deceased.

**NOTICE OF ACTION FOR FORMAL ADMINISTRATION**

TO: Nicholas New  
7250 Farm Loop Path  
Sunset Beach, NC 28468

Zachary New  
7250 Farm Loop Path  
Sunset Beach, NC 28468

Henry Colvin  
18011 Highway 84E  
Boston, GA 31626

Billie New Nonnenburg  
2004 S Carroll Road  
Indianapolis, Indiana 46239

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Eugene Dickerson where you are named as a beneficiary.

You are required to serve a copy of any written response of objection, if any, to:

MOONRAY LAW, PLLC  
c/o Justin T. Moonray, Esq.  
1032 E Brandon Blvd #9933  
Brandon, Florida 33511

on or before 7/18/2025, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twigg St, Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 6/10/2025.

Signed on 5/21/2025

Victor D. Crist  
As Clerk of the Court  
By: s/ Ryan Marsh  
As Deputy Clerk

6/13-7/4/25LG 4T

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

CIVIL DIVISION  
Case No: 25-CA-002121  
Division No: I

WAYNE HIRES  
Plaintiff

vs.

Estate of SIDNEY CHARLES TAYLOR  
and Estate of ROSE IDA WILSON,  
Defendants

**NOTICE OF ACTION**  
(Quiet Title)

TO: ESTATE OF SIDNEY CHARLES TAYLOR, ESTATE OF ROSE IDA WILSON, AND ANY KNOWN AND UNKNOWN HEIRS AND INTERESTED PARTIES;

YOU ARE NOTIFIED that an action to quiet title to the following described real property located in Hillsborough County, Florida at:

RIVER GROVE PARK, LOT 6 BLOCK 3 as recorded in Hillsborough County, Florida PUBLIC RECORDS

Property Address: 3011 E. Norfolk St. Tampa, Florida 33610

has been filed, and you are required to serve a copy of your written defenses, if any, to it on Clinton Paris, P.A., attorney for Plaintiff, whose address is 10014 Water Works Lane, Riverview, FL 33578, on or before 7/11/2025, 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. Clerk of Court address is 800 E. Twigg St., Rm. 101, Tampa, FL 33602.

DATED on June 5, 2025.

Victor D. Crist  
Clerk of the Court

By s/ Jennifer Taylor  
As Deputy Clerk

6/13-7/4/25LG 4T

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

PROBATE DIVISION  
Case No.: 25-CP-001822

IN RE: ESTATE OF  
ADALBERTO LUIS MARTINEZ  
CERVANTES,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Adalberto Luis Martinez Cervantes, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

**HILLSBOROUGH COUNTY**

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

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

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

The first date of publication is June 13, 2025.

Personal Representative:

Yuri Martinez Herrera  
9201 Mill Circle  
Tampa, Florida 33647

Attorney for Personal Representative:

Marley Dodd, Esq.  
Florida Bar No. 1058457  
Email Address:  
marley@zoeckleinlawpa.com  
Brice Zoecklein, Esq.  
Florida Bar No. 0085615  
Email Address:  
brice@zoeckleinlawpa.com

**HILLSBOROUGH COUNTY**

Zoecklein Law, P.A.  
150 E. Bloomingdale Avenue  
Brandon, Florida 33511

6/13-6/20/25LG 2T

**IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 25-CC-017847

ANDOVER I OF KINGS POINT  
CONDOMINIUM ASSOCIATION, INC.,  
Plaintiff,

vs.

CAROL L. TOLSON,  
Defendant.

**NOTICE OF ACTION**

TO: CAROL L. TOLSON  
1902 Andover Street, #I-210  
Sun City Center, FL 33573

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

Condominium Unit Number 210, ANDOVER "I" CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 1, Page(s) 58, and being further described in that certain Declaration of Condominium recorded in Official Records Book 2939, Page(s) 63 of the Public Records of Hillsborough County, Florida, together with its undivided interest or share in the com-

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 7/9/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000912

NAME OF VIOLATOR: EQUITY TRUST COMPANY

LOCATION OF VIOLATION: 7011 S MANHATTAN AVE, TAMPA, FL

CODE SECTIONS: 19-233(a)

LEGAL DESCRIPTION: FROM CONTINUATION OF CENTER OF CHISHOLM ST ON E LINE OF SEC 20 RUN THN S 00 DEG 04 MIN 32 SEC W 239.67 FT FOR POB THN S 00 DEG 04 MIN 32 SEC W 72 FT THN N 89 DEG 54 MIN 52 SEC W 150 FT THN S 00 DEG 04 MIN 32 SEC W 20 FT THN N 89 DEG 54 MIN 52 SEC W 116 FT THN N 00 DEG 04 MIN 32 SEC E 92 FT THN S 89 DEG 54 MIN 52 SEC E 266 FT TO POB  
FOLIO: 139373.0000

CASE NO: COD-25-0001126

NAME OF VIOLATOR: OUR BEST PROPERTIES LLC ET AL

LOCATION OF VIOLATION: 2511 E 21ST AVE, TAMPA, FL

CODE SECTIONS: 19-50 19-233(a) 19-234

LEGAL DESCRIPTION: GREENVILLE SUBDIVISION PLAT 3 PG 50 LOT 1 AND E 16 2/3 FT OF LOT 2 AND A STRIP OF LAND LYING EAST OF LOT 1 15 1/2 FT WIDE ON THE NORTH & 15 FT ON THE SOUTH END BEING 103 FT NORTH & SOUTH BLOCK 5  
FOLIO: 188488.0000

CASE NO: COD-25-0001161

NAME OF VIOLATOR: ANGELA MURILLO

LOCATION OF VIOLATION: 2313 E 11TH AVE, TAMPA, FL

CODE SECTIONS: 19-231(10)

LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 1 AND E 10 FT OF LOT 2 BLOCK 3  
FOLIO: 189109.0000

CASE NO: COD-25-0001236

NAME OF VIOLATOR: EBL AND ASSOCIATES LLC C/O ERIC LAWRENCE

LOCATION OF VIOLATION: 3820 N 54TH ST, TAMPA, FL

CODE SECTIONS: 19-231(11) 19-231(13) 19-231(16)a

LEGAL DESCRIPTION: GRANT PARK ADDITION BLOCK 31 35 AND 46 TO 50 LOTS 3 AND 4 AND E 1/2 CLOSED ALLEY ABUTTING ON W BLOCK 48  
FOLIO: 159245.0000

CASE NO: COD-25-0001250

NAME OF VIOLATOR: MELISSA OBERLIES

LOCATION OF VIOLATION: 6614 S KISSIMMEE ST, TAMPA, FL

CODE SECTIONS: 19-231(15)c 19-233(a)

LEGAL DESCRIPTION: WESTPORT LOT 10 AND W 1/2 OF CLOSED ALLEY ABUTTING ON E BLOCK 20  
FOLIO: 138196.1000

CASE NO: COD-25-0001259

NAME OF VIOLATOR: MITZA C AND DANIEL RODRIGUEZ

LOCATION OF VIOLATION: 1902 N 36TH ST, TAMPA, FL

CODE SECTIONS: 19-231(15)c

LEGAL DESCRIPTION: EAST BAY ADDITION LOT 17 BLOCK 14 AND E 1/2 OF VACATED ALLEY ABUTTING THEREON  
FOLIO: 175583.0000

CASE NO: COD-25-0001337

NAME OF VIOLATOR: MARTIN MADZVIMBO AND NOREST TAZVITADZA

LOCATION OF VIOLATION: 10557 CORAL KEY AVE, TAMPA, FL

CODE SECTIONS: 19-231(10) 19-231(11) 19-231(12) 19-231(16)a 19-231(17)

LEGAL DESCRIPTION: HERITAGE ISLES PHASE 3A LOT 26 BLOCK 16  
FOLIO: 59251.1266

CASE NO: COD-25-0001366

NAME OF VIOLATOR: TARA J CARRASCO

LOCATION OF VIOLATION: 5101 E 10TH AVE, TAMPA, FL

CODE SECTIONS: 19-238

LEGAL DESCRIPTION: SCHLEY W 37 FT OF N 106 FT OF LOT 10 BLOCK 1  
FOLIO: 160072.0000

CASE NO: COD-25-0001403

NAME OF VIOLATOR: MONIER RAHALL/TRUSTEE

LOCATION OF VIOLATION: 1104 W LA SALLE ST, TAMPA, FL

CODE SECTIONS: 19-49 19-50

LEGAL DESCRIPTION: MUNRO'S AND CLEWIS'S ADDITION TO WEST TAMPA LOT 1 AND E 17 FT OF LOT 2 BLOCK 3  
FOLIO: 178527.0000

CASE NO: COD-25-0001600

NAME OF VIOLATOR: SAID AND CAROL SINAI

LOCATION OF VIOLATION: 9708 N NEBRASKA AVE, TAMPA, FL

CODE SECTIONS: 19-237(3)

LEGAL DESCRIPTION: NORTH SIDE HOMES LOTS 1 AND 2 LESS R/W FOR NEBRASKA AVE LOTS 3 & 4 BLOCK 7  
FOLIO: 99013.0000

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

CASE NO: COD-25-0000441

NAME OF VIOLATOR: REBECCA L KISSER

LOCATION OF VIOLATION: 7207 S SHAMROCK RD, TAMPA, FL

CODE SECTIONS: 27-283.11(a) 27-283.11(a)(5)b

LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOTS 5 AND 6 BLOCK 137  
FOLIO: 138755.0000

CASE NO: COD-25-0001261

NAME OF VIOLATOR: ADVANCED PROCESS CONSULTING LLC

LOCATION OF VIOLATION: 3614 E 4TH AVE, TAMPA, FL

CODE SECTIONS: 27-283.11(a) 27-326

LEGAL DESCRIPTION: EAST BAY PARK SECOND REVISION LOTS 13 AND 14 AND S 1/2 CLOSED ALLEY ABUTTING ON N BLOCK 2  
FOLIO: 175909.0000

CASE NO: COD-25-0001330

NAME OF VIOLATOR: MOHAMAD SAAD

LOCATION OF VIOLATION: 6205 N 40TH ST, TAMPA, FL

CODE SECTIONS: 27-287.25(e)(3)

LEGAL DESCRIPTION: HIGH POINT SUBDIVISION LOT 44 LESS RD R/W  
FOLIO: 153423.0100

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC  
CITY CLERK1

6/13-7/4/25LG 4T

**HILLSBOROUGH COUNTY**

mon elements appurtenant thereto, and any amendments thereto.

and more commonly known as 1902 Andover Street, #210, Sun City Center, FL 33573.

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

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

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

WITNESS my hand and the seal of this Court on this 3rd day of June, 2025.

Victor D. Crist, Clerk of Court

By: /s/ Jennifer Taylor

Katherine Tilka Martinez, Esq.  
BUSH ROSS, P.A

**HILLSBOROUGH COUNTY**

MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:  
Kathleen M. Eastburn  
18209 Griffith Road  
Lutz, FL 33548

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

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
Case No.: 24-CP-003628

IN RE: ESTATE OF MARGARET JEAN GOLDEN, Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Margaret Jean Golden, deceased, whose date of death was September 6, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is June 13, 2025.

Personal Representative:  
Robin Crowder  
832 Lakehurst Street  
Lakeland, Florida 33805

Attorney for Personal Representative:  
Marley Dodd, Esq.  
Florida Bar No. 1058457  
Email Address:  
marley@zoeckleinlawpa.com  
Brice Zoeklein, Esq.  
Florida Bar No. 0085615  
Email Address:  
brice@zoeckleinlawpa.com  
Zoecklein Law, P.A.  
150 E. Bloomingdale Avenue  
Brandon, Florida 33511

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 25-CP-001767  
Division B

IN RE: ESTATE OF BLANCHE E BASH Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of BLANCHE E BASH, deceased, whose date of death was July 13, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

**HILLSBOROUGH COUNTY**

a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:  
/s/ Robert J. Bash  
Robert J. Bash  
805 Granite Rd.  
Brandon, Florida 33511

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

6/13-6/20/25LG 2T

**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

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

**FITREV**

Owner: ESPA Development LLC  
11210 Bloomingdale Drive  
Tampa, FL 33635

6/13/25LG 1T

**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

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

Owner: Lee & Associates Commercial Real Estate Services Tampa Bay, LLC  
400 North Ashley Drive, Suite 920  
Tampa, FL 33602

6/13/25LG 1T

**PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT**

ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY  
Draft Air Permit No. 0570033-025-AC  
CSX Transportation, Inc.  
Rockport/Newport Terminals  
Hillsborough County, FL

**Applicant:** The applicant for this project is CSX Transportation, Inc. The applicant's authorized representative and mailing address is: Matthew Williamson, 500 Water Street, J-275, Jacksonville, FL 32202.

**Facility Location:** CSX Transportation, Inc. operates the existing fertilizer materials handling Rockport/Newport Terminals, which are located in Hillsborough County at 3701 Causeway Boulevard, Tampa, FL 33619.

**Project:** This permit authorizes temporary revision to the control efficiency of an emission unit, to accommodate replacement of its enclosure due to the damages sustained by the 2024 hurricanes. The potential particulate matter emissions are controlled by dust suppressants that are applied to the materials and enclosures around transfer points. CSX Transportation, Inc. will remain a Synthetic-Minor source of emissions.

**Permitting Authority:** Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/mailling address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

**Notice of Intent to Issue Air Permit:** The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that the project will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

**HILLSBOROUGH COUNTY**

**Comments:** The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

**Petitions:** A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) in the Legal Department of the EPC, via email, at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), before the deadline. The failure of any person 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 approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile 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 will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

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

**Extension of Time:** Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPC's action may also request an extension of time to file a petition for an administrative hearing. The EPC may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC, via email, at [legalclerk@epchc.org](mailto:legalclerk@epchc.org), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

**Mediation:** Mediation is not available in this proceeding.

6/13/25LG 1T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No.: 25-CP-001299  
Division: A

IN RE: ESTATE OF LULA JEAN TODD Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Lula Jean Todd deceased, whose date of death was January 26, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All 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.

**HILLSBOROUGH COUNTY**

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:  
Susan Wickens  
807 Tiranio Way  
Ruskin, FL 33573

Attorney:  
Charles W. Malloy, Esquire  
Florida Bar Number 105355  
CHARLES W. MALLOY, P.A.  
137 S. Pebble Beach Blvd. Suite 102  
Sun City Center, FL 33573  
Telephone: (813) 634-3361  
Email: [cwmalloy@verizon.net](mailto:cwmalloy@verizon.net)

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 25-CP-001973  
Division A

IN RE: ESTATE OF MARIAN A. PRATER, A/K/A MARIAN ANN PRATER, Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Marian A. Prater, a/k/a Marian Ann Prater, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

The co-personal representatives or curator have 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.

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 June 13, 2025.

Personal Representatives:  
/s/ Kerri Shashack  
Kerri Shashack  
18735 Yocam Avenue  
Lutz, Florida 33549  
/s/ Kenneth E. Prater, Jr.  
Kenneth E. Prater, Jr.  
18814 Tracer Drive  
Lutz, Florida 33549

Attorney for Personal Representatives:  
/s/ Elizabeth S. Wheeler  
Elizabeth S. Wheeler, Attorney  
Florida Bar Number: 352632  
Berg & Wheeler, P.A.  
4306 New River Hills Parkway, Suite 2  
Valrico, Florida 33596  
Telephone: (813) 685-0050  
E-Mail: [bergwheeler@verizon.net](mailto:bergwheeler@verizon.net)  
Secondary E-Mail:  
[ewheeler.bergwheeler@verizon.net](mailto:ewheeler.bergwheeler@verizon.net)  
Secondary E-Mail:  
[bbuchanan.bergwheeler@verizon.net](mailto:bbuchanan.bergwheeler@verizon.net)

6/13-6/20/25LG 2T

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

FAMILY LAW DIVISION  
CASE NO.: 24-DR-014042  
DIVISION: C

COREY COLIN LIGHTBOURNE, Plaintiff

v.  
TRACEE DAWNE LIGHTBOURNE (née ROLLE), Respondent.

**NOTICE OF ACTION FOR PETITION TO RECOGNIZE FOREIGN DIVORCE**

TO: TRACEE DAWNE LIGHTBOURNE (née ROLLE)  
Address Unknown

YOU ARE NOTIFIED that an action has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, regarding a Petition to Recognize and Enforce a Foreign Divorce Decree and you are required to serve a copy of your written defenses, if any, to it on: Corey Colin Lightbourne, 4779 Whispering Wind Ave., Tampa, FL

**HILLSBOROUGH COUNTY**

33614. Email: [clichtbourne@yahoo.com](mailto:clichtbourne@yahoo.com) on or before June 27, 2025, and file the original with the clerk of this court at: Clerk of Court - Hillsborough County, Family Law Division, 800 E Twigg St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated this 22nd day of May, 2025

Victor Crist  
Clerk of the Circuit Court  
By: /s/ Jennifer Taylor  
As Deputy Clerk

6/13-7/4/25LG 4T

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

Case No.: 25-DR-006545  
Division: E

ELIZABETH LECAROS TARAZONA, Petitioner/Husband

vs

AUGUSTO REYES MILLA, Respondent/Wife

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

TO: AUGUSTO REYES MILLA  
Last known address Lima, Peru

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 ELIZABETH LECAROS TARAZONA, whose address is 8801 Sheldon Chase Dr., Tampa, FL 33635 on or before 7/9/2025, 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: None

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

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

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

Dated 6/9/25

Victor D. Crist  
Clerk of the Circuit Court  
By: /s/ Jennifer Taylor  
Deputy Clerk

6/13-7/4/25LG 4T

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2024-CA-007926

SHARONDA RHODES, Plaintiff,

v.

DESARAI RHODES, KEESHA LEE, KATRAN COFIELD, and GERARD RHODES, Defendants.

**NOTICE OF ACTION**

TO: DESARAI RHODES  
YOU ARE HEREBY NOTIFIED of an action for Partition of Real Property has been filed in regard to the following property:

TOWN OF REVISED MAP OF WIMAUMA LOT 3, BLOCK 87, REVISED MAP OF THE TOWN OF WIMAUMA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Commonly known as: 6006 Vel Street, Wimauma, Florida 33598  
Parcel ID No: U-10-32-20-2JX-000087-00003.0

DESARAI RHODES has been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoeklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property. The Clerk of Court address is 800 E. Twigg St., Room 101, Tampa, FL 33602.

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Zoeklein Law, PA, 150 E. Blooming-

(Continued on next page)

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

dale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint.

DATED at Hillsborough County, Florida on 6/6/2025.

Victor D. Crist  
Clerk of the Circuit Court  
By: s/ Jennifer Taylor  
Deputy Clerk

6/13-7/4/25LG 4T

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 25-CP-001933  
Division A

IN RE: ESTATE OF  
ELISA GALVAN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Elisa Galvan, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 June 13, 2025.

Personal Representative:  
s/ Lorraine Leung  
6020 S. Switzer Avenue  
Tampa, Florida 33611

Attorney for Personal Representative:  
s/ Linda S. Faingold, Esquire  
Florida Bar Number: 011542  
5334 Van Dyke Road  
Lutz, Florida 33558  
Telephone: (813) 963-7705  
Fax: (888) 673-0072  
E-Mail: linda@tampabayelderlaw.com  
6/13-6/20/25LG 2T

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

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

**FOR HILLSBOROUGH COUNTY,  
STATE OF FLORIDA**  
JUVENILE DIVISION  
CASE NO. 21-DP-440  
DIVISION: D

IN THE INTEREST OF:

K.W. DOB: 2/7/2017  
A.S. DOB: 2/10/2018  
MINOR CHILDREN

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

TO: ALYSSA WHITUS, DOB: 12/20/1991  
Address Unknown

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: K.W. born on 2/7/2017, and A.S. born on 2/10/2018. You are hereby **commanded** to appear on **July 29, 2025, at 11:00 AM** before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Courtroom 310, Edgcomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an **ADVISORY HEARING**.

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

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the children with an adoption 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 administrative office of the courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602; Phone: 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.

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

Victor Crist, Clerk of Court

By: s/ Pamela Hendry  
As Deputy Clerk  
6/13-7/4/25LG 4T

**IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT, IN AND FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
Case No.: 25-DR-006814  
Division: A P

THALIA GONZALEZ VILLA,  
Petitioner,  
and  
JULIUS LEON FORD,  
Respondent.

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

TO: JULIUS LEON FORD  
Address Unknown

**YOU ARE NOTIFIED** that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on THALIA GONZALEZ VILLA, whose address is 2519 W. Frierson Ave.

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

Apt. 2, Tampa, FL 33614 on or before 7/15/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 6/9/25

Victor Crist  
Clerk of the Circuit Court

By: /s/ Chaunye Jones  
Deputy Clerk

6/13-7/4/25LG 4T

**NOTICE OF INTENTION TO REGISTER  
FICTITIOUS TRADE NAME**

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

**PIXEL AND PAGES**

Owner: The Eleanor Group, LLC  
20722 Great Laurel Ave.  
Tampa, FL 33647

6/13/25LG 1T

**NOTICE OF INTENTION TO REGISTER  
FICTITIOUS TRADE NAME**

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

**PIXEL AND LENS**

Owner: The Eleanor Group, LLC  
20722 Great Laurel Ave.  
Tampa, FL 33647

6/13/25LG 1T

**NOTICE OF INTENTION TO REGISTER  
FICTITIOUS TRADE NAME**

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

**LOGIC AND LEAP**

Owner: The Eleanor Group, LLC  
20722 Great Laurel Ave.  
Tampa, FL 33647

6/13/25LG 1T

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 2025-CP-001729  
Division Probate

IN RE: ESTATE OF

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

PATRICIA SCROGGIN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Patricia Scroggin, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

/s/ Patrick J. Daley  
6211 Lynn Road  
Tampa, Florida 33625

Attorney for Personal Representative:

/s/ J. Scott Reed, Esq.

Attorney

Florida Bar Number: 124699

Pilka Adams &amp; Reed, P.A.

330 Pauls Drive, Suite 100

Brandon, Florida 33511

Telephone: (813) 653-3800

Fax: (813) 651-0710

E-Mail: sreedy@pilka.com

Secondary E-Mail: wcoffey@pilka.com

6/13-6/20/25LG 2T

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

PROBATE DIVISION  
CASE NO: 25-CP-001921  
DIVISION: A

IN RE: THE ESTATE OF  
DARREL LEO DURBIN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DARREL LEO DURBIN, deceased, file number 25-CP-001921, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the

## LEGAL ADVERTISEMENT

**HILLSBOROUGH COUNTY**

personal representative and the personal representative's attorney are set forth below. This estate is testate, the decedent's last will being executed on July 2, 2001.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of the first publication of this Notice is June 13, 2025.

Personal Representative:

s/ Laura L. Butts  
LAURA L. BUTTS  
8929 Eagle Watch Drive  
Riverview, FL 33578  
butts1925@gmail.com

Attorney for Personal Representative:

s/ John P. Flanagan, Jr.

John P. Flanagan, Jr., Esq.

710 Oakfield Drive, Suite 101

Brandon, FL 33511

(813) 681-5587

patflan@verizon.net

FBN: 218499

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT IN AND FOR  
HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION  
CASE NO: 25-CP-001907; DIVISION: B

IN RE: ESTATE OF  
WAUHNETH C. MUSE  
a/k/a WAUHNETH C. MUSE,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of WAUHNETH C. MUSE, a/k/a WAUHNETH C. MUSE, deceased, whose date of death was April 30, 2025 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 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 SO 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 June 13, 2025.

Personal Representative:

DONALD A. GRANTHAM

16413 Lake Byrd Drive

Tampa, FL 33618

Attorney for Personal Representative:

ADRIAN J. MUSIAL, JR., ESQUIRE

A. J. Musial, Jr., P.A.

1211 West Fletcher Avenue

Tampa, FL 33612-3363

(813) 265-4051

FL Bar no.: 157330

Email service:

ajmusialattorney@yahoo.com

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 25-CP-001913  
Division A

IN RE: ESTATE OF  
RAYMOND MCGILL  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Raymond McGill, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb Courthouse, 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other  
(Continued on next page)

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

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

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

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

CASE NO: COD-25-0000483

NAME OF VIOLATOR: GULFRIN ALUI  
LOCATION OF VIOLATION: 4007 E GROVE ST, TAMPA, FL  
CODE SECTIONS: 5-105.1  
FOLIO: 153080.0000

CASE NO: COD-25-0000529

NAME OF VIOLATOR: SHERRYL A COOK  
LOCATION OF VIOLATION: 2911 E 28TH AVE, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: CAMPOBELLO BLOCKS 1 TO 30 LOT 4 BLOCK 24  
FOLIO: 174296.0000

CASE NO: COD-25-0000664

NAME OF VIOLATOR: PEDRO BURGOS  
LOCATION OF VIOLATION: 8318 N BOULEVARD, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: WILMA LOT 6 & E 1/2 CLOSED ALLEY ABUTTING ON W  
FOLIO: 101346.0000

CASE NO: COD-25-0001268

NAME OF VIOLATOR: KARLY RAE AND TREY MORGAN  
LOCATION OF VIOLATION: 3307 E COMANCHE AVE, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: PEDDY'S ADDITION TO BELMONT HEIGHTS LOT 9  
FOLIO: 151667.0000

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

CASE NO: COD-24-0001009

NAME OF VIOLATOR: GREGORY FRASCA AND JAMY HANNA  
LOCATION OF VIOLATION: 1916 E COLUMBUS DR, TAMPA, FL  
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5  
LEGAL DESCRIPTION: NISTALS MAP SUBDIVISION OF BLOCK 5 OF CUSCADEN'S  
SUBDIVISION LOT 12  
FOLIO: 187641.0000

CASE NO: COD-24-0001189

NAME OF VIOLATOR: MILES M DIERKS  
LOCATION OF VIOLATION: 4001 W NORTH A ST, TAMPA, FL  
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5  
LEGAL DESCRIPTION: ROSEDALE NORTH LOT 7 AND E 12.5 FT OF LOT 8 BLOCK 12  
FOLIO: 115148.0000

CASE NO: COD-24-0001445

NAME OF VIOLATOR: DENNIS AND FRANCINE G P LEVINE  
LOCATION OF VIOLATION: 3211 W LAWN AVE, TAMPA, FL  
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5  
LEGAL DESCRIPTION: TIBBETT'S ADDITION TO HARBOR VIEW LOT 59  
FOLIO: 128290.0100

CASE NO: COD-24-0001656

NAME OF VIOLATOR: MARISOL MARQUEZ BOS / TRUSTEE OF THE MARISOL  
MARQUEZ BOS TRUST DATED NOVEMBER 23,2016  
LOCATION OF VIOLATION: 4112 N 15TH ST, TAMPA, FL  
CODE SECTIONS: 5-105.1 5-105.4.5.1 5-106.9.1(6) 5-108.4 5-109.5  
LEGAL DESCRIPTION: MC EWEN'S C S S 50 FT OF N 70 FT OF LOT 1 S 50 FT OF N  
70 FT OF E 37.5 FT OF LOT 2 BLOCK 1  
FOLIO: 172480.0000

COD-24-0002077

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

CASE NO: COD-24-0002089

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

CASE NO: COD-24-0002836

NAME OF VIOLATOR: SANTOS R GONZALEZ  
LOCATION OF VIOLATION: 1209 E PALIFOX ST, TAMPA, FL  
CODE SECTIONS: 5-105.1 5-109.2.1  
LEGAL DESCRIPTION: NEBRASKA HEIGHTS LOT 8 BLOCK 8 AND N 1/2 OF ALLEY  
ABUTTING THEREOF  
FOLIO: 172036.0000

COD-24-0002983

NAME OF VIOLATOR: RAMSY DAHLA AND JENIN MUSTAFA  
LOCATION OF VIOLATION: 536 W DAVIS BLVD, TAMPA, FL  
CODE SECTIONS: 5-105.1  
LEGAL DESCRIPTION: DAVIS ISLANDS LOT BEG AT SE COR OF LOT 26 AND RUN  
NWLY ALONG ELY BDRY 5 FT SWLY TO SW COR OF SAID LOT 26 AND NELY ALONG  
SLY LINE 148.78 FT TO BEG, LOT 27 AND LOT 28 LESS LOT BEG AT SE COR OF  
LOT 28 AND RUN NWLY 5 FT ALONG ELY BDRY SWLY TO SW COR & NELY TO  
BEG BLOCK 49  
FOLIO: 1

**HILLSBOROUGH COUNTY**

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

/s/ Robin Lynn McGill  
2514 W. La Salle Street  
Tampa, FL 33607

Attorney for Personal Representative:

/s/ Danna Kemper  
Florida Bar No. 44337  
Hemness Faller Elder Law  
309 N. Parsons Avenue  
Brandon, FL 33510  
Telephone: (813) 661-5297  
Email: dana@hemnesslaw.com  
Secondary Email:  
service@hemnesslaw.com

**HILLSBOROUGH COUNTY**

6/13-6/20/25LG 2T

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **0032700000**  
Certificate No.: **2022 / 208**  
File No.: **2025-342**  
Year of Issuance: **2022**

Description of Property:  
TOWN OF CITRUS PARK LOT 3  
BLOCK 27  
PLAT BK / PG: 1 / 130  
SEC - TWP - RGE : 02 - 28 - 17

Name(s) in which assessed:  
**BAKER-COARSEY ENTERPRISES INC**

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 (6/26/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

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

Dated 6/6/2025

Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County, Florida  
By Adrian Salas, Deputy Clerk

6/13/25LG 1T

**HILLSBOROUGH COUNTY**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 917345 from Michael Kappaz. Application received: May 5, 2025. Proposed activity: Recreation Warehouse/ Business Services. Project name: MLK Recreation Warehouse. Project size: 4.17 Ac +/- Location: Section(s) 6, Township 29 South, Range 21 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Any one requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

6/13/25LG 1T

**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

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

**SOL TITLE**  
Owner: Ruskin Title & Escrow LLC  
306 N. US Hwy. 41  
Ruskin, FL 33570

**HILLSBOROUGH COUNTY**

6/13/25LG 1T

**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

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

**E2 WALLS**

Owner: E2 Walls Holdings, LLC  
5692 W Crenshaw St  
Tampa, FL 33634

6/13/25LG 1T

**IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY**  
JUVENILE DIVISION  
CASE NO. 23-DP-353  
DIVISION: D

IN THE INTEREST OF:

K.B. DOB: 5/20/2017  
MINOR CHILDREN

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: CALVIN BANKS, address unknown

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: **K.B.** born on 05/20/2017. You are hereby **commanded** to appear on **July 28, 2025, at 10:30 AM** before the **Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twigg Street, Tampa, FL 33602**, for an **ADVISORY HEARING**.

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

**HILLSBOROUGH COUNTY**

**LEGAL RIGHTS AS A PARENT TO THE CHILD OR 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 children 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 administrative office of the courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602; Phone: 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.

Witness my hand as Clerk of said Court and the Seal thereof, this 5th day of June, 2025.

Victor Crist, Clerk of Court  
By: s/ Pamela Hendry  
As Deputy Clerk

6/13-7/4/25LG 4T

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

CASE NO: 25-DR-005529  
DIV: B

LORENA ATALLAH  
Petitioner,

Vs.

MANUEL PAZ,  
Respondent.

**NOTICE OF ACTION FOR PUBLICATION**

TO: MANUEL PAZ

Current address unknown. Believed to be residing out of the Country.

**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 **Oxalis B. Garcia, Esq.** whose address is **PO Box 55935, Saint Petersburg, FL 33732**, on or before 6/24/2025, and file the original with the clerk of this Court at **Hillsborough County Court, 800 E Twigg St., Tampa, Florida 33601** before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 5/19/2025

Victor Crist  
Clerk of the Circuit Court  
By: s/ Jennifer Taylor  
Deputy Clerk

6/13-7/4/25LG 4T

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

File No. 25-CP-001499  
Division A

IN RE: ESTATE OF

FREDRICK KERFOOT  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Fredrick Kerfoot, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360; Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

Natascha Stauffer  
1120 Lake Hills Trail  
Roanoke, Texas 76262

(Continued on next page)

**CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARING PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **7/2/2025 at 9:00 A.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000615  
NAME OF VIOLATOR: SARAH J AND LUIS GONZALEZ  
LOCATION OF VIOLATION: 8120 N BROOKS ST, TAMPA, FL  
CODE SECTIONS: 19-231(15)b 19-231(15)c  
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 12 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 48  
FOLIO: 146765.0000

CASE NO: COD-25-0000679  
NAME OF VIOLATOR: EPISCOPAL HOUSE OF PRAYER  
LOCATION OF VIOLATION: 512 E COLUMBUS DR, TAMPA, FL  
CODE SECTIONS: 19-231(15)c  
LEGAL DESCRIPTION: ROBLES SUBDIVISION SUB OF LOT D S 80 FT OF LOT C LESS S 4 FT FOR RD  
FOLIO: 182862.0000

CASE NO: COD-25-0000721  
NAME OF VIOLATOR: EPISCOPAL HOUSE OF PRAYER  
LOCATION OF VIOLATION: 2801 N CE3NTRAL AVE, TAMPA, FL  
CODE SECTIONS: 19-231(15)c  
LEGAL DESCRIPTION: ROBLES SUBDIVISION S 1/3 OF LOT E AND S 100 FT OF N 1/2 OF S 2/3 OF LOT E LESS RD R/W TOGETHER WITH THE FOLLOWING DESC PARCELS ROBLES SUBDIVISION SUB OF LOT D PLAT 1 PG 79 LOTS 2 3 AND 4 AND LOTS A AND B LESS S 4FT FOR RD  
FOLIO: 182780.0000

CASE NO: COD-25-0000726  
NAME OF VIOLATOR: CARL C SMALL  
LOCATION OF VIOLATION: 8426 N SEMMES ST, TAMPA, FL  
CODE SECTIONS: 19-231(15)a  
LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF LOTS 73 AND 74 AND E 1/2 CLOSED ALLEY ABUTTING THEREON  
FOLIO: 145605.0100

CASE NO: COD-25-0000774  
NAME OF VIOLATOR: MICHAEL FORRETT  
LOCATION OF VIOLATION: 8605 N 15TH ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-231(3) 19-231(10) 19-231(13) 19-231(15)a 19-231(17)  
LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF S 1/2 OF LOT 8 AND LOTS 9 AND 10 AND W 1/2 CLOSED ALLEY ABUTTING THEREON  
FOLIO: 145583.0100

CASE NO: COD-25-0001047  
NAME OF VIOLATOR: ELIZABETH PAILMER ANDERSON  
LOCATION OF VIOLATION: 1206 E BROAD ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-56 19-231(11)  
LEGAL DESCRIPTION: RIVERBEND SUBDIVISION W 31.65 FT OF LOT 15 AND LOT 16 LESS W 22.45 FT BLOCK B  
FOLIO: 169764.0000

CASE NO: COD-25-0001057  
NAME OF VIOLATOR: ALAN CAMPBELL  
LOCATION OF VIOLATION: 2010 E BROAD ST, TAMPA, FL  
CODE SECTIONS: 19-231(15)b 19-231(15)c  
LEGAL DESCRIPTION: SEMINOLE CREST ADDITION LOT 14 BLOCK 8  
FOLIO: 149164.0000

CASE NO: COD-25-0001109  
NAME OF VIOLATOR: JUDITH ANN FRANKLIN  
LOCATION OF VIOLATION: 33 HAMILTON HEATH DR, TAMPA, FL  
CODE SECTIONS: 19-49 19-231(15)a  
LEGAL DESCRIPTION: HAMILTON HEATH REVISED MAP LOT 35  
FOLIO: 169545.0000

CASE NO: COD-25-0001200  
NAME OF VIOLATOR: ANTONIO NAVARETTE EL AL  
LOCATION OF VIOLATION: 1706 E WATERS AVE, TAMPA, FL  
CODE SECTIONS: 19-49 19-231(15)b 19-231(15)c 19-233(a) 19-234  
LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF LOTS 353 AND 354 AND S 1/2 CLOSED ALLEY ABUTTING THEREON  
FOLIO: 145707.0000

CASE NO: COD-25-0001270  
NAME OF VIOLATOR: MAILIN DURAN  
LOCATION OF VIOLATION: 925 W PATTERSON ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-231(15)c  
LEGAL DESCRIPTION: WILMA SOUTH 2ND ADDITION LOTS 295 & 296 & S 1/2 CLOSED ALLEY ABUTTING ON N  
FOLIO: 101707.0000

CASE NO: COD-25-0001278  
NAME OF VIOLATOR: JITU INVERTMENT GROUP LLC  
LOCATION OF VIOLATION: 604 E LAMBRIGHT ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-234  
LEGAL DESCRIPTION: NORTH PARK LOT 16  
FOLIO: 163071.0000

CASE NO: COD-25-0001329  
NAME OF VIOLATOR: BRIAN MATHEW RICE  
LOCATION OF VIOLATION: 1424 W HUMPHREY ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-231(15)b 19-231(15)c  
LEGAL DESCRIPTION: EL PORTAL LOT 19 BLOCK 21  
FOLIO: 98718.0000

CASE NO: COD-25-0001358  
NAME OF VIOLATOR: MELODY ANN AND DAVID  
LOCATION OF VIOLATION: 8106 N MULBERRY ST, TAMPA, FL  
CODE SECTIONS: 19-231(15)b 19-231(15)c  
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 16 BLOCK 50 AND E 5 FT OF CLOSED ALLEY ABUTTING ON W  
FOLIO: 146799.0100

CASE NO: COD-25-0001360  
NAME OF VIOLATOR: MELODY ANN AND DAVID  
LOCATION OF VIOLATION: 8106 N MULBERRY ST, TAMPA, FL  
CODE SECTIONS: 19-231(15)b 19-231(15)c  
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION EAST 47.5 FT OF LOTS 1 AND 2 BLOCK 61 AND WEST 7.5 FT OF ALLEY ABUTTING THEREON  
FOLIO: 146799.0100

CASE NO: COD-25-0001486  
NAME OF VIOLATOR: ELIZABETH PALMER ANDERSON  
LOCATION OF VIOLATION: 1206 E BROAD ST, TAMPA, FL  
CODE SECTIONS: 19-48  
LEGAL DESCRIPTION: RIVERBEND SUBDIVISION W 31.65 FT OF LOT 15 AND LOT 16 LESS W 22.45 FT BLOCK B  
FOLIO: 169764.0000

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

CASE NO: COD-24-0004234  
NAME OF VIOLATOR: SUSSMAN DOV - TRUSTEE  
LOCATION OF VIOLATION: 3507 W SAN LUIS ST, TAMPA, FL  
CODE SECTIONS: 27-287.25.(e).(3)  
LEGAL DESCRIPTION: PALMA CEIA PARK LOT 13 IN BLOCK 87  
FOLIO: 126487.0020

CASE NO: COD-24-0004370  
NAME OF VIOLATOR: RICKEY MASSET &  
LOCATION OF VIOLATION: 2314 W PINE ST, TAMPA, FL  
CODE SECTIONS: 27-326  
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA W 17 FT OF LOT 4 AND E 15 FT OF LOT 5 BLK 36  
FOLIO: 179312.0000

CASE NO: COD-25-0000687  
NAME OF VIOLATOR: E AND A INVESTMENT GROUP LLC  
LOCATION OF VIOLATION: 705 E FLORIBRASKA AVE, TAMPA, FL  
CODE SECTIONS: 27-156 TABLE 4 1 27-326  
LEGAL DESCRIPTION: ROBLES SUBDIVISION NO 2 THE E 1/2 OF LOT 3 BLOCK 9  
FOLIO: 182837.0100

CASE NO: COD-25-0001064  
NAME OF VIOLATOR: THIENNNH DOUNG LLC  
LOCATION OF VIOLATION: 1409 W BURGER ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-56 19-231(15)c 27-283.11(b) 27-326  
LEGAL DESCRIPTION: EL PORTAL W 35 FT OF LOT 4 AND LOT 5 BLOCK 25  
FOLIO: 98765.0000

CASE NO: COD-25-0001094  
NAME OF VIOLATOR: BARRY COHEN  
LOCATION OF VIOLATION: 6915 N BREVARD AVE, TAMPA, FL  
CODE SECTIONS: 19-49 19-50 19-231(15)c 27-283.11(a) 27-283.11(a)(5) b 27-283.11(b) 27-326  
LEGAL DESCRIPTION: HILLSBOROUGH RIVER ESTATES LOT 6 SUB TO CITY OF TAMPA EASEMENT  
FOLIO: 100670.0000

CASE NO: COD-25-0001220  
NAME OF VIOLATOR: ELTON MACEDO DE  
LOCATION OF VIOLATION: 4108 E KNOLLWOOD ST, TAMPA, FL  
CODE SECTIONS: 19-49 27-290.1 27-326  
LEGAL DESCRIPTION: FROM THE SOUTHWEST CORNER OF NE 1/4 OF NW 1/4 OF SEC 33 28 19 RUN THN S 89 DEG 35 MIN 45 SEC E FOR 411 FT THN N 275 FT THN S 89 DEG 35 MIN 45 SEC E A DISTANCE OF 52 FT TO THE POB THN N 100 FT THN S 89 DEG 35 MIN 45 SEC E 60 FT THN S 100 FT THN N 89 DEG 35 MIN 45 SEC W 60 FT TO POB  
FOLIO: 152845.0005

CASE NO: COD-25-0001221  
NAME OF VIOLATOR: DE OLIVEIRA ELTON  
LOCATION OF VIOLATION: 4106 KNOLLWOOD ST, TAMPA, FL  
CODE SECTIONS: 19-49 27-326  
LEGAL DESCRIPTION: FROM THE SOUTHWEST CORNER OF NE 1/4 OF NW 1/4 OF SEC 33 28 19 RUN THN S 89 DEG 35 MIN 45 SEC E FOR 411 FT THN N 275 FT THN S 89 DEG 35 MIN 45 SEC E A DISTANCE OF 52 FT TO THE POB THN N 100 FT THN S 89 DEG 35 MIN 45 SEC E 60 FT THN S 100 FT THN N 89 DEG 35 MIN 45 SEC W 60 FT TO POB  
FOLIO: 152845.0000

CASE NO: COD-25-0001350  
NAME OF VIOLATOR: LESTER BUENOS  
LOCATION OF VIOLATION: 2505 W POWHATAN AVE, TAMPA, FL  
CODE SECTIONS: 27-287.25(e)(3)  
LEGAL DESCRIPTION: BOUR LANDS E 20 FT OF LOT 28 AND LOTS 29 AND 30 BLOCK 5  
FOLIO: 103208.0000

CASE NO: COD-25-0001380  
NAME OF VIOLATOR: ESTATE OF DON P BAUCOM  
LOCATION OF VIOLATION: 8211 N 14TH ST, TAMPA, FL  
CODE SECTIONS: 19-49 19-56 19-233(a) 19-234 27-283.11(a) 27-326  
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 5 AND S 1/2 OF LOT 4 BLOCK 39  
FOLIO: 146630.0000

CASE NO: COD-25-0001546  
NAME OF VIOLATOR: REINOSO ERNESTO &  
LOCATION OF VIOLATION: 5402 N HABANA AVE, TAMPA, FL  
CODE SECTIONS: 27-283.11 27-326  
LEGAL DESCRIPTION:  
FOLIO: 103317.0000

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

6/6-6/27/25LG 4T

**HILLSBOROUGH COUNTY**

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

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 23001073CAAXMX  
FREEDOM MORTGAGE CORPORATION PLAINTIFF,  
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ADELARD JOSEPH JACQUES A/K/A ADELARD JACQUES A/K/A ADELARD J. JACQUES, JR. A/K/A ADELARD J. JACQUES, ET AL., DEFENDANT(S).

## NOTICE OF ACTION

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Adelard Joseph Jacques A/K/A Adelard Jacques A/K/A Adelard J. Jacques, Jr. A/K/A Adelard J. Jacques  
Last Known Address: 5325 Joyner Ave, Spring Hill, FL 34608  
Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Sharon Jacques  
Last Known Address: 5325 Joyner Ave, Spring Hill, FL 34608  
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 9, BLOCK 1578 SPRING HILL UNIT NO. 23, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 44 THROUGH 52, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 18, 2025 within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, 3210 E 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.

WITNESS my hand and the seal of this Court this 6 day of June, 2025.  
DOUG CHORVAT, JR.  
As Clerk of Court  
By: Sonya Sanders  
As Deputy Clerk  
Publish: La Gaceta, 3210 E 7th Ave, Tampa, FL 33605  
11080-1015339

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL

**HILLSBOROUGH COUNTY**

CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 25-CA-002433  
FREEDOM MORTGAGE CORPORATION PLAINTIFF,  
VS.  
JAMES CHARLES SMITH A/K/A JAMES C. SMITH AND MARIA LOUISE SMITH A/K/A MARIA L. SMITH, ET AL., DEFENDANT(S).

## NOTICE OF ACTION

TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 5474 Leslie Canyon Dr, Wimauma, FL 33598  
Current Residence: UNKNOWN  
TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 19707 US Highway 280 E Apt 1420 Smiths Station AL 36877  
Current Residence: UNKNOWN

TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 1603 Bonita Bluff Ct Ruskin, FL 33570  
Current Residence: UNKNOWN  
TO: Unknown spouse of Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 107 Austin CT Austin, KY 40121  
Current Residence: UNKNOWN

TO: Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 5474 Leslie Canyon Dr, Wimauma, FL 33598  
Current Residence: UNKNOWN  
TO: Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 19707 US Highway 280 E Apt 1420 Smiths Station AL 36877  
Current Residence: UNKNOWN

TO: Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 1603 Bonita Bluff Ct Ruskin, FL 33570  
Current Residence: UNKNOWN  
TO: Maria Louise Smith A/K/A Maria L. Smith  
Last Known Address: 107 Austin CT Austin, KY 40121  
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 40, of CREEK PRESERVE PHASES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 13, 2025 , within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs 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 the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.  
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx>

**HILLSBOROUGH COUNTY**

Phone: (813) 272-7040 or [ada@fljud13.org](mailto:ada@fljud13.org)  
WITNESS my hand and the seal of this Court this 4th day of June, 2025.  
VICTOR D. CRIST  
As Clerk of Court  
By: Mustafa Divan  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605  
11080-1015213

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 25-CA-002677  
FREEDOM MORTGAGE CORPORATION PLAINTIFF,  
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES  
AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LUIS LAZZARA  
A/K/A LUIS ANDRES LAZZARA, ET AL., DEFENDANT(S).

## NOTICE OF ACTION

TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara  
Last Known Address: 5947 Birchwood Dr, Tampa, FL 33625  
Current Residence: UNKNOWN  
TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara  
Last Known Address: 1227 Lake Heritage Way Unit 301, Knoxville, TN 37922  
Current Residence: UNKNOWN

TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara  
Last Known Address: 82 Pine Beach Drive, Saint Johns, FL 32259  
Current Residence: UNKNOWN  
TO: Unknown Spouse of Luis Lazzara A/K/A Luis Andres Lazzara  
Last Known Address: 566 E Park Court, Glen Bernie, MD 21061  
Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Luis Lazzara A/K/A Luis Andres Lazzara  
Last Known Address: 5947 Birchwood Dr, Tampa, FL 33625  
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATED IN COUNTY HILLSBOROUGH COUNTY, FLORIDA.

LOT 43, BLOCK 5, OF CEDAR CREEK AT COUNTRY RUN PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 56, PAGE 30, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 7/13/25, within or before a date at least thirty (30) days after

the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.  
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx>

Phone: (813) 272-7040 or [ada@fljud13.org](mailto:ada@fljud13.org)  
WITNESS my hand and the seal of this Court this 3rd day of June, 2025.  
VICTOR D. CRIST  
As Clerk of Court  
By: Jennifer Taylor  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605  
11080-1015171

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 24-CA-001632  
FREEDOM MORTGAGE CORPORATION PLAINTIFF,  
VS.

DOMINIC DEMOND MCDUFFIE A/K/A DOMINIC D. MCDUFFIE A/K/A DOMINIQUE D. MCDUFFIE A/K/A DOMINIC MCDUFFIE, ET AL., DEFENDANTS.

## NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of May, 2025, and entered in Case No. 24-CA-001632, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DOMINIC DEMOND MCDUFFIE A/K/A DOMINIC D. MCDUFFIE /K/A DOMINIQUE D. MCDUFFIE A/K/A DOMINIC MCDUFFIE, AKIMA KERIDA LOURANE JAMES A/K/A AKIMA JAMES A/K/A AKIMA L. JAMES A/K/A JAMES AKIMA KERI-DA A/K/A AKIMA KERIDA JAMES A/K/A AKIMA KERIDA LOURANE MCDUFFIE, AQUA FINANCE, INC., SHELL POINT COMMUNITY ASSOCIATION, INC. and UNIT-ED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on the 23rd day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

**HILLSBOROUGH COUNTY**

LOT 125, SHELL COVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE(S) 58 THROUGH 85, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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 the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.  
<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAaccommodations.aspx>  
Phone: (813) 272-7040 or [ada@fljud13.org](mailto:ada@fljud13.org)  
Dated this 2nd day of June, 2025.

By: /s/ LIANA R. HALL  
Liana R. Hall  
Bar No. 73813  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
11080-1015074

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA  
PROBATE DIVISION  
CASE NO: 23-CP-001301  
DIVISION: U

IN RE: ESTATE OF  
ESSIE MAE DIXON,  
Deceased.

## NOTICE TO CREDITORS

The administration of the estate of ES-SIE MAE DIXON, deceased, whose date of death was November 26, 2022 and whose Social Security Number is XXX-XX-0534, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:  
/s/ Mary Dunson  
2914 Jim Johnson Road  
Plant City, FL 33566

Attorney for Personal Representative:  
/s/ Joseph M. Williams  
Joseph M. Williams, Esquire  
Williams Moore Law Firm  
1409 Thonotosassa Road  
Plant City, FL 33563  
Telephone: (813) 719-6605  
Fax No.: (813) 717-9808  
[jmwilliams@williamsmoorelaw.com](mailto:jmwilliams@williamsmoorelaw.com)  
FBN: 0006459

6/13-6/20/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
COUNTY CIVIL DIVISION  
CASE NO.: 2024-CC-058834

BRUSSELS BAY HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,

vs.

HILLSBOROUGH BAY 33578 TRUST,  
DERIVATIVE HOLDINGS B7, LLC,  
Defendant.

## NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Re-set Foreclosure Sale and Disburse Sale Deposit to Plaintiff entered in this cause on May 22, 2025 by the County Court of Hillsborough County, Florida, the property described as:

LOT 9, BLOCK D, OF BRUSSELS BAY PHASES III & IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 170, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com) at 10:00 A.M. on July 11, 2025.

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

**HILLSBOROUGH COUNTY**

unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 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/ Bryant C. Camareno  
Bryant C. Camareno, Esquire  
Florida Bar No: 1025279  
[bcamareno@appletonreiss.com](mailto:bcamareno@appletonreiss.com)  
Appleton Reiss, PLLC  
215 N. Howard Ave., Suite 200  
Tampa, FL 33606  
Phone: 813-542-8888  
Fax: 813-542-5054  
Attorney for Plaintiff

6/6-6/13/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
FAMILY LAW DIVISION  
CASE NO.: 25-DR-005518  
DIVISION: D

Shontae L. Hodo,  
Petitioner,  
Vs.

Geovonna L.J. Douglas,  
Emmanuel Ortiz,  
Gary Walker,  
Respondents.

## NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Emmanuel Ortiz,  
Respondent/Father  
whose last known addresses are:  
1706 Waikiki Way, Tampa, FL 33619  
3625 Alafaya Heights Road, Unit 105,  
Orlando, FL 32828-7534

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

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

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 7/9/2025; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and the seal of said Court on June 3, 2025.

Victor D. Crist  
Clerk of the Circuit Court  
By: s/ Mary Glover  
Deputy Clerk

6/6-6/27/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
FAMILY LAW DIVISION  
CASE NO.: 25-DR-005518  
DIVISION: D

Shontae L. Hodo,  
Petitioner,  
Vs.

Geovonna L.J. Douglas,  
Emmanuel Ortiz,  
Gary Walker,  
Respondents.

## NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Geovonna L.J. Douglas,  
Respondent/Mother  
whose last known address is:  
10610 N. 30th St., Apt 24F, Tampa,  
FL 33612-6349

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

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

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 7/9/2025; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, require certain

(Continued on next page)

## NOTICE OF PUBLIC HEARING

ON JUNE 26, 2025 @ 10:00 A.M. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

## File No. AB2-25-03

An ordinance approving a Special Use permit (SU-2) for alcoholic beverage sales – small venue (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – on that certain lot, plot or tract of land located at 2330 West Horatio Street, Tampa, Florida, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

## File No. AB2-25-05

An ordinance approving a special use permit (SU-2) for alcoholic beverage sales – small venue (Consumption On-Premises and Package Sales/Off-Premises Consumption) and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – at or from that certain lot, plot or tract of land located at 1601 East Columbus Drive, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

## File No. AB2-25-08

An ordinance approving a special use permit (SU-2) for alcoholic beverage sales – small venue (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – on that certain lot, plot or tract of land located at 2701 North 16th Street, Tampa, Florida, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

## File No. AB2-25-09

An ordinance approving a special use permit (SU-2) for alcoholic beverage sales – small venue (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – on that certain lot, plot or tract of land located at 1530 East Columbus Drive, Tampa, Florida, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

## File No. AB2-25-10

An ordinance approving a special use permit (SU-2) for alcoholic beverage sales – small venue (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content – beer, wine and liquor – on that certain lot, plot or tract of land located at 1509 East Columbus Drive, Tampa, Florida, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

## File No. E2025-8 CH 26.5

An Ordinance of the City of Tampa, Florida, amending Chapter 26.5, Article I of the City of Tampa Code, by adding Section 26.5-4 "City of Tampa Code of Business Conduct"; said amendment providing for a code of business conduct for parties contracting with the City; providing enforcement through the Division of Equal Business Opportunity; providing for dispute resolution; providing for an appeal process; repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC  
CITY CLERK

6/13/25LG 1T

HILLSBOROUGH COUNTY

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

WITNESS my hand and the seal of said Court on June 3, 2025.

Victor D. Crist
Clerk of the Circuit Court
By: s/ Mary Glover
Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Citrus Knoll Tampa MHP LLC, offers for public sale the following:

1985 FTWD HS mobile home (70' L)
VIN: TNFL1AE402610345

and on June 20, 2025 at 12966 Morris Bridge Road, Lot # 25, Thonotosassa, Hillsborough County, FL 33592, at the hour of 12:00 p.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and address of the former owner is Kelsey Nicole Harter, 12966 Morris Bridge Road, Lot # 25, Thonotosassa, FL 33592.

Citrus Knoll Tampa MHP LLC
By: Patrick M. Singer,
Attorney for Citrus Knoll Tampa MHP LLC
Authorized Agent

Landlord Law, P.A.
14502 N. Dale Mabry Hwy., Suite 200
Tampa, FL 33618

6/6-6/13/25LG 2T

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

CASE NO.: 25-CC-012189

CARROLLWOOD VILLAGE GREENFIELD MIDRISES CONDOMINIUM ASSOCIATION, INC., Plaintiff,

vs. DANIEL VIEIRA, Defendant.

NOTICE OF ACTION

TO: DANIEL VIEIRA
13626 Greenfield Drive, #107, Tampa, FL 33616

7102 S. Kissimmee St., Apt A 7, Tampa, FL 33616
9 Amethyst Way, #1402, Franklin Park, NY 08823

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

Apartment Unit 107, Phase 1, Carrollwood Village Greenfield Midrisers, as recorded in Condo Book 1, Page 13 of the Public Records of Hillsborough County, Florida.

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, on or before July 3, 2025, a date 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.

DATED on May 28, 2025.

Victor D. Crist
As Clerk of the Court
By: s/ Mustafa Divan
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

6/6-6/13/25LG 2T

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

Case No. 25-CP-001589

IN RE: ESTATE OF ARNOLD LYKINS, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Arnold Lykins, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

HILLSBOROUGH COUNTY

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 first date of publication is June 6, 2025.

Personal Representative:
Carole Lykins
24286 Happy Hollow Road
Sunman, Indiana 47041

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

6/6-6/13/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001738

IN RE: ESTATE OF KENNETH WAYNE STANLEY, SR. A/K/A KENNETH W. STANLEY, SR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kenneth Wayne Stanley, Sr. a/k/a Kenneth W. Stanley, Sr., deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
/s/ Julia Lynn Burcham
18817 North 30th Street
Lutz, Florida 33559

6/6-6/13/25LG 2T

Attorney for Personal Representative:
/s/ L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

6/6-6/13/25LG 2T

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

Case No.: 25 007338
Division: B-P

BARBARA JOHNSON,
Petitioner,
and
MAX JOHNSON,
Respondent.

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

TO: MAX JOHNSON
Last Known Address: 4856 Odessa W Ct
NW, Acworth, GA 30101

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 BARBARA ANN JOHNSON, whose address is 8803 Cypress Manner Dr Apt 103, Tampa, Florida 33647 on or before 7/7/2025, and file the original with the clerk of this Court at 800 E Twigg St, Room 101, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents

HILLSBOROUGH COUNTY

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

Dated May 30, 2025

Victor Crist
Clerk of the Circuit Court
By: /s/ Jessica Saladin
Deputy Clerk

6/6-6/27/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001463

IN RE: ESTATE OF DONALD EUGENE GRIFFIN JR. a/k/a DONALD E. GRIFFIN a/k/a DONALD GRIFFIN, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Donald Eugene Griffin Jr. a/k/a Donald E. Griffin a/k/a Donald Griffin, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:
Glenda Crawford
1035 Arlington Avenue N., Apt. 403
St. Petersburg, Florida 33705

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

6/6-6/13/25LG 2T

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

Case No. 22-CC-070307

BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for profit corporation, Plaintiff,

v. KENNETH W. SHERMAN, GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL, and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to the Amended Order Rescheduling Foreclosure Sale and for Attorney Fees and Costs and Directing Clerk to Disburse Forfeited Third Party Bidder Deposit dated June 3, 2025, entered in Case No. 22-CC-070307, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for profit Corporation is Plaintiff, and KENNETH W. SHERMAN and GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL are Defendants, the Clerk of the Court, Victor Crist, will sell to the highest bidder for cash on July 11, 2025, in an online sale at www.hillsborough.realeforeclose.com beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Site No. 33, in Block 1, BAY HILLS VILLAGE, A CONDOMINIUM, and an appurtenant undivided interest in the common elements thereof, according to the Declaration of Condominium recorded in Official Records Book 4525, Page 342, Public Records of Hillsborough County, Florida, as amended by that certain Amendment to Declaration of Condominium for Bay Hills Village, a Condominium recorded in Official Records Book 4611 page 1224, Public Records of Hillsborough County, Florida, and according to the plat thereof recorded in Condominium Plat Book 7, pages 63-2, Public Records of Hillsborough County, Florida, as amended by that certain plat Page 4 Book 8 Public Records of Hillsborough County, Florida.

Together with that Mobile Home known as 881 ST Mtg Palm Harbor Property Address: 10602 Bay Hills Circle, Thonotosassa, FL 33592.

ANY PERSON CLAIMING AN INTER-

HILLSBOROUGH COUNTY

EST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

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. Twigg 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 June 3, 2025.

/s/ Bryan B. Levine
Primary Email: pleadings@knoxlevine.com
Jessica L. Knox, Esq., FBN 95636
Bryan B. Levine, Esq., FBN 89821
36354 U.S. 19 N.
Palm Harbor FL 34684
Main Line: (727) 223-6368
Fax: (727) 478-4579

6/6-6/13/25LG 2T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0746740100
Certificate No.: 2017 / 8448
File No.: 2025-429
Year of Issuance: 2017

Description of Property:
N 104 FT OF S 279 FT OF E 210 FT OF E 1/4 OF NW 1/4 OF NE 1/4 LESS W 25 FT FOR PRIVATE RD
SEC - TWP - RGE : 11 - 30 - 20

Subject To All Outstanding Taxes

Name(s) in which assessed:
ESTATE OF EVELYN B SMITH
EVELYN B. SMITH

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida
By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0508640350
Certificate No.: 2022 / 4695
File No.: 2025-430
Year of Issuance: 2022

Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF BEG AT INTERSECTION OF S BDRY OF LOT 181 AND EAST R/W LINE OF HWY 41 THN ON SAID R/W LINE N 00 DEG 07 MIN 58 SEC E 146.13 FT THN N 87 DEG 47 MIN 11 SEC E 265.97 FT THN S 17 DEG 58 MIN 45 SEC E 122.80 FT THN S 00 DEG 12 MIN 37 SEC E 213.25 FT THN N 73 DEG 04 MIN 50 SEC W 163.01 FT THN N 15 DEG 17 MIN 52 SEC E 8.20 FT THN N 72 DEG 50 MIN 25 SEC W 157.82 FT THN N 00 DEG 07 MIN 58 SEC E 75.00 FT TO POB
PLAT BK / PG : 6 / 43
SEC - TWP - RGE : 02 - 31 - 19

Subject To All Outstanding Taxes

Name(s) in which assessed:
PAUL F SAVICH REAL ESTATE LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida
By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0508640700
Certificate No.: 2022 / 4697
File No.: 2025-431
Year of Issuance: 2022

Description of Property:
FLORIDA GARDEN LANDS REVISED

HILLSBOROUGH COUNTY

MAP OF A PORTION OF LOTS 179 AND 180 COM AT INTERS OF N BDRY OF SD LOT 179 AND E R/W LINE OF US HWY 41 FOR POB THN ON SD E R/W LINE N 00 DEG 07 MIN 58 SEC E 33.34 FT THN S 89 DEG 02 MIN 49 SEC E 114.92 FT THN N 10 DEG 42 MIN 24 SEC E 139.15 FT THN S 73 DEG 04 MIN 50 SEC E 305 FT S 04 DEG 33 MIN 46 SEC E 78.36 FT S 09 DEG 33 MIN 58 SEC W 46.48 FT S 12 DEG 29 MIN 47 SEC E 91.73 FT THN S 22 DEG 55 MIN 55 SEC E 54.45 FT S 89 DEG 10 MIN 35 SEC E 185.42 FT THN N 00 DEG 18 MIN 14 SEC W 93.49 FT N 26 DEG 31 MIN 11 SEC W 56.30 FT TH N 01 DEG 16 MIN 43 SEC E 40.02 FT THN S 88 DEG 43 MIN 17 SEC E 98.13 FT TH S 11 DEG 56 MIN 24 SEC W 196.40 FT TH N 89 DEG 10 MIN 35 SEC W 690.85 FT TO PT ON AFORESAID E R/W LINE THN ON SD E R/W LINE N 00 DEG 07 MIN 58 SEC E 187.46 FT TO POB

PLAT BK / PG : 6 / 43
SEC - TWP - RGE : 02 - 31 - 19

Subject To All Outstanding Taxes

Name(s) in which assessed:
PAUL F SAVICH REAL ESTATE LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida
By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0515250506
Certificate No.: 2022 / 4795
File No.: 2025-434
Year of Issuance: 2022

Description of Property:
COVINGTON PARK PHASE 4A LOT 3 BLOCK 26
PLAT BK / PG : 96 / 30
SEC - TWP - RGE : 14 - 31 - 19

Subject To All Outstanding Taxes

Name(s) in which assessed:
BARRINGTON PALMER

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 (7/17/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/30/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida
By Carolina Muniz, Deputy Clerk

6/6-6/27/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0268140025
Certificate No.: 2022 / 2257
File No.: 2025-436
Year of Issuance: 2022

Description of Property:
PINECREST VILLA ADDITION NO 3 LOT 2 BLOCK F
PLAT BK / PG : 16 / 51
SEC - TWP - RGE : 28 - 28 - 18

Subject To All Outstanding Taxes

Name(s) in which assessed:
ELENA GOVEA

ELENA GOVEA (LIFE ESTATE)
RADAMES GOVEA (REMAINDER)
RADAMES A GOVEA
SORAIDA S. SAENZ

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

**HILLSBOROUGH COUNTY**

By Carolina Muniz, Deputy Clerk  
6/6-6/27/25LG 4T

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **0699560000**  
Certificate No.: **2022 / 6727**  
File No.: **2025-437**  
Year of Issuance: **2022**  
Description of Property:  
HAMNER'S W E AND MARJORY B FREDONIA REYNOLDS SUB DIVISION N 100 FT OF LOT 7 BLOCK D PLAT BK / PG : 31 / 27  
SEC - TWP - RGE : 24 - 29 - 20  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**GFC PROPERTIES INC**  
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

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

Dated 5/30/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County, Florida  
By Carolina Muniz, Deputy Clerk  
6/6-6/27/25LG 4T

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **0504660000**  
Certificate No.: **2022 / 4650**  
File No.: **2025-438**  
Year of Issuance: **2022**  
Description of Property:  
FLORIDA GARDEN LANDS REVISED MAP OF LOT BEG 20 FT E OF NW COR OF LOT 28 FOR POB CONT E 30 FT S 190 FT E PARALLEL TO N LINE OF LOT 28 TO E LINE S 145 FT W 260 FT MOL AND N 335 FT TO BEG PLAT BK / PG : 6 / 43  
SEC - TWP - RGE : 25 - 30 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**ROBERT P SPICHER**  
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

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

Dated 5/30/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County, Florida  
By Carolina Muniz, Deputy Clerk  
6/6-6/27/25LG 4T

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **2088910000**  
Certificate No.: **2022 / 15769**  
File No.: **2025-439**  
Year of Issuance: **2022**  
Description of Property:  
MADISON PARK EAST SUBDIVISION OF LOT 8 BLOCK 2 LOTS 3 AND 4 PLAT BK / PG : 8 / 4  
SEC - TWP - RGE : 32 - 28 - 22  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**EMANUEL MOBLEY  
PHILLIP MILES MOBLEY  
ANNA JO HOLLAND C/O ANNA  
JOYCE HARGROVE  
DAVID GARDNER  
SHERLYN MOBLEY C/O GENEVIEVE  
GARDNER  
WHYLENE MOBLEY  
JEROME DUPONT  
GLENN WOODARD**

All of said property being in the County of Hillsborough, State of Florida.  
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

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

**HILLSBOROUGH COUNTY**

Dated 5/30/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County, Florida  
By Carolina Muniz, Deputy Clerk  
6/6-6/27/25LG 4T

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **0504670000**  
Certificate No.: **2022 / 4651**  
File No.: **2025-440**  
Year of Issuance: **2022**  
Description of Property:  
FLORIDA GARDEN LANDS REVISED MAP OF THAT PART OF LOT 28 BEG AT A POINT ON THE NLY LINE 50 FT ELY OF WLY LINE THENCE SLY PARRALLEL TO W LINE 190 FT E TO ELY LINE N TO NLY LINE AND WLY TO POB  
PLAT BK / PG : 6 / 43  
SEC - TWP - RGE : 25 - 30 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**ROBERT SPICHER  
LILLIE SPICHER**  
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

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

Dated 5/30/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County, Florida  
By Carolina Muniz, Deputy Clerk  
6/6-6/27/25LG 4T

**NOTICE OF APPLICATION FOR TAX DEED**

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

Folio No.: **0679768022**  
Certificate No.: **2022 / 6625**  
File No.: **2025-442**  
Year of Issuance: **2022**  
Description of Property:  
HOBBS ROAD CONDOMINIUM UNIT 111 AND AN UNDIV INT IN COMMON ELEMENTS  
PLAT BK / PG : 21 / 279  
SEC - TWP - RGE : 17 - 29 - 20  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**HBWB PROPERTIES LLC**  
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/17/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com).

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

Dated 5/30/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County, Florida  
By Carolina Muniz, Deputy Clerk  
6/6-6/27/25LG 4T

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

CASE NO.: 2022-CC-066236  
CYPRESS MILL COMMUNITY ASSOCIATION, INC.,  
Plaintiff(s),  
vs.  
TOYESHA LAKENDRA SMARR,  
Defendants.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN THAT, pursuant to the Second Amended Final Judgment of Foreclosure entered in this cause on May 30, 2025, by the County Court of Hillsborough County, Florida, the property described as:

LOT 7, IN BLOCK 4, OF CYPRESS MILL PHASE 1C2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 288, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, and more commonly known as 7316 Bagley Cove Court, Sun City Center, FL 33573 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.com) at 10:00 A.M. on **July 16, 2025**.

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to ac-

**HILLSBOROUGH COUNTY**

cess court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 30th day of May 2025.  
/s/ Tiffany Love  
Tiffany Love Esq.  
Florida Bar No.: 92884  
tiffany.love@arlaw.com  
ADAMS AND REESE LLP  
100 N. Tampa Street, Suite 4000  
Tampa, FL 33602  
Telephone: (813) 227-5541  
Facsimile: (813) 227-5641  
*Attorneys for Plaintiff*  
6/6-6/13/25LG 2T

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

CASE NO: 2025CA001237  
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,  
Plaintiff,  
-vs-  
JANET CARL AND UNKNOWN SPOUSE OF JANET CARL,  
Defendant(s)

**NOTICE OF ACTION**

TO: JANET CARL AND UNKNOWN SPOUSE OF JANET CARL  
Last Known Address:  
1609 Maki Road, Plant City, FL 33566  
You are notified of an action to foreclose a mortgage on the following property in Hillsborough County:

LOT 5 IN BLOCK 1 OF LAKE VIEW SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 31 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 25 FEET THEREOF DEEDED TO HILLSBOROUGH COUNTY IN DEED BOOK 650, ON PAGE 153.  
1609 Maki Road, Plant City, FL 33566

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough County, Florida; Case No. 2025CA001237; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Janet Carl. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 6/30/2025, (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 Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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 5/23/2025  
Victor D. Crist  
As Hillsborough Clerk of Circuit Court  
By: /s/ Jennifer Taylor  
As Deputy Clerk  
Quintairos, Prieto, Wood & Boyer, P.A.  
6/6-6/13/25LG 2T

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

CASE NO: 2024CA005817  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE6,  
Plaintiff,  
-vs-  
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CARMEN F SALAMAN AKA CARMEN SALAMAN,  
Defendant(s)

**NOTICE OF ACTION**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST CARMEN F SALAMAN AKA CARMEN SALAMAN  
Last Known Address:  
505 W 130th Ave, Tampa, FL 33612

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

LOT 16, BLOCK 1, HIGH PINES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, ON PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

505 W 130th Ave, Tampa, FL 33612  
The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough County, Florida; Case No. 2024CA005817; and is styled U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE6 vs. Estate of Barbara Filomeno. You are required to serve a copy of your written defenses, if any, to the action on Ian Hudson, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando,

**HILLSBOROUGH COUNTY**

do, FL 32801 on or before 7/8/2025, (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 Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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 6/2/2025  
Victor D. Crist  
Hillsborough Clerk of the Circuit Court  
By: /s/ Jennifer Taylor  
As Deputy Clerk  
Quintairos, Prieto, Wood & Boyer, P.A.  
6/6-6/13/25LG 2T

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

Case No.: 23-CC-017601  
HAWKS POINT WEST HOMEOWNERS ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,  
v.  
JUSTIN LEWIS and  
NICOLE L. SHERHAG,  
Defendants.

**NOTICE OF ONLINE SALE**

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

Lot 6, Block 28, HAWKS POINT PHASE 1D-2, according to the Plat thereof, as recorded in Plat Book 122, Page 286, of the Public Records of Hillsborough County, Florida.

Property Address: 1213 Trailwater Street, Ruskin, FL 33570

at public sale to the highest bidder for cash, except as set forth hereinafter, on July 7, 2025 at 10:00 a.m. at [www.hillsborough.realtaxdeed.com](http://www.hillsborough.realtaxdeed.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 29th day of May, 2025.  
/s/ JESSICA C. BURLEY, ESQ.  
David J. Lopez, P.A.  
PO Box 172717  
Tampa, FL 33672-0717  
Phone: (813) 229-0160  
Fax: (813) 229-0165  
Florida Bar No. 85801  
jessica@davidlopezpa.com  
Attorney for Plaintiff  
6/6-6/13/25LG 2T

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

CASE NO.: 24-CC-071481  
CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.,  
Plaintiff,  
vs.  
NINA MARIE MORALES, NOT MARRIED AND MASON ELLIOTT CEBALLOS, NOT MARRIED,  
Defendant(s).

**NOTICE OF SALE**

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-071481, that resulted from the Final Hearing on or about May 15, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-071481 on about May 15, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, the Clerk of the Court, Victor Crist will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 92 of CREEK PRESERVE PHASES 2, 3, and 4, according to the plat thereof, as recorded in plat book 139, page 60, of the public records of Hillsborough County, Florida.

and commonly known as: 16621 Sunburst Lake St. Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **HILLSBOROUGH County public auction website at <http://www.hillsborough.realtaxdeed.com>**, on **July 07, 2025 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this May 29, 2025  
/s/ J. Clarke Brannon  
Nathan A. Frazier, Esq., for the firm  
J. Clarke Brannon, Esq., for the firm  
*Attorney for Plaintiff*  
Frazier & Bowles, Attorneys at Law  
202 S. Rome Ave., #125, Tampa, FL 33606  
45401.86  
6/6-6/13/25LG 2T

**HILLSBOROUGH COUNTY**

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA**  
CIVIL DIVISION  
CASE NO.: 25-CA-003469

MATTHEW LEE ERNST, LYNDA DEE ERNST WHERY, AND JON FREDRICK ERNST,  
Plaintiffs,  
v.

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SHERWIN ERNST, DECEASED,  
Defendants.

**NOTICE OF ACTION - REFORMATION AND DECLARATORY JUDGMENT**

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST SHERWIN ERNST, DECEASED, if they are deceased.

Whose Residences are: Unknown  
Whose Last Known Mailing Addresses are Unknown

YOU ARE HEREBY NOTIFIED that an action to reform a deed and for declaratory judgment on the following property in Hillsborough County, Florida:

Portion of Lots 10 and 2, in Block 5 of SUNSET PARK SUBDIVISION, as per map or plat thereof recorded in Plat Book 10, page 46, Public Records of Hillsborough County, Florida, described as follows: Beginning at the SW corner of Lot 10, run thence North-easterly 130.0 feet along the curved Westerly boundary of Lot 10 (chord bearing North 27°49' East 129.52 feet) run thence South 59°11' East 135.73 feet; run thence 45.0 feet to a point on the South boundary of Lot 10, 5.0 feet West of the Southeast corner of Lot 10, run thence West 177.0 feet along the South boundary of Lot 10 to the Point of Beginning.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rod B. Neuman, Esquire, of Gibbons Neuman, Plaintiff's attorney, whose address is 3321 Henderson Boulevard, Tampa, Florida 33609, on or before a date not less than twenty-eight (28) nor more than (60) days after the date of the first publication of this notice, 6/24/2025, 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. The Clerk of Court Address is 800 E. Twiggs St., Tampa, FL 33602.

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

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

DATED this 19th day of May, 2025.

Victor D. Crist  
Clerk of Circuit Court  
By: /s/ Jennifer Taylor  
Deputy Clerk  
6/6-6/27/25LG 4T

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

JUVENILE DIVISION  
CASE NO. 24-DP-886  
DIVISION: D

IN THE INTEREST OF:  
A.G. DOB: 11/25/2024,  
MINOR CHILD

**NOTICE OF ACTION**

**TERMINATION OF PARENTAL RIGHTS**  
TO: SASHA COLLETT DOB: 7/9/1990  
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: A.G. born on 11/25/2024. You are hereby **commanded** to appear on **July 21, 2025, at 11:45 AM** before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street, Courtroom 310, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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, T: Hearing Impaired: 1-800-955-8770, E-Mail: [ada@fljud13.org](mailto:ada@fljud13.org) within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

**WITNESS** my hand as Clerk of said

(Continued on next page)

**HILLSBOROUGH COUNTY**

Court and the Seal thereof, this 29th day of May, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry  
As Deputy Clerk

6/6-6/27/25LG 4T

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

CIVIL DIVISION

CASE NO: 25-CC-007420

RIVER OAKS CONDOMINIUM II ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

JENNILIN DEANDA, a single woman; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, Defendants.

**NOTICE OF ACTION**

STATE OF FLORIDA

TO: JENNILIN DEANDA, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Hillsborough County, Florida:

Unit 1701 in Building 17 of RIVER OAKS CONDOMINIUM II, A CONDOMINIUM, according to the Declaration of Condominium in Official Record Book 3817, Page 512 through 584 and amended in Official Record Book 3947, page 220, as amended from time to time and Condominium Plat Book 3, Page 48 and Condominium Plat Book 4, Page 35 all in the Public Records of Hillsborough County, Florida. Together with the percent of common element pertaining thereto.

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 by 7/3/25 or 30 days after the first publication of this Notice of Action on:

SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, 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. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 28th day of May, 2025.

Victor D. Crist  
Clerk of the Circuit Court  
By: /s/ Jennifer Taylor  
Deputy Clerk

6/6-6/13/25LG 2T

**Notice of Public Auction**

Notice of public auction for monies due on storage units. The auction will be held on June 20, 2025, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

9505 N. Florida Ave., Tampa, FL 33612	
Dorothy Turner	B337 \$245.50
Rodelyn Magloire	1040 \$452.50
Rudy Alvarez	B411 \$493.90
Yacboyz Yacgurluz Apparel LLC	B025 \$1,016.15
Eleanor Pisa	B417 \$841.51
Sherla Paulsen	B502 \$323.50
Ernesto Chery	B107 \$302.80
Charles Warren	B431 \$361.10
Russell Hopley	1066 \$468.40
Shantica Holder	B313 \$575.89
DeAndre Thompson	B610 \$370.61
Kim Rouleau	B575 \$397.36
Sherla Paulsen	B348 \$511.80
Johnny Harris	1030 \$286.25
Cerida Charon	B436 \$364.35
Carol Valderrama	1046 \$452.50
Cerida Charon	B576 \$338.50
Susan Holder	A134 \$1,610.25
Ila Woodard	B449 \$328.25
Wilmary Valentin	B279 \$271.74
Cerida Charon	B438 \$364.35
Charles Bandel	B410 \$413.50
Antawn Dwayne Willis	B564 \$381.24
Mary Buttenschon	B367 \$323.50
10415 N. Florida Ave., Tampa, FL 33612	
Brenda Rush	1189 \$325.90
Emerson Urbina	1188 \$472.70
Erik Torrente	1325 \$570.77
Jolsha Rosario	131 \$556.46
Shonbie Harris	1284 \$571.80
Veronica Martin	1296 \$429.56
William Harris	M11 \$1,151.84
Richard Mikulaj	1169 \$372.60
Betty Remy	256 \$274.64
Dontrell Jackson	513 \$1,421.12
Ricardo Solomon	1282 \$448.85
Takeya Parish	248 \$704.23
William Mendez	150 \$459.14
Eddy Feria	1226 \$388.60
Chianti Bloom	1110 \$325.90
2309 Angel Oliva Senior St., Tampa, FL 33605	
Brenda Andino	3135W \$549.56
Sean Clark	1226W \$264.35
Stephanie Garcia-Mayor	3160W \$356.64
JAMES KELLY	1220W \$264.35
carlos cullari	1155E \$1,581.49
Ki'Aira Brown	3121W \$377.14
3826 W. Marcum St., Tampa, FL 33616	
Joanne Blinn	054 \$335.84
Felix Reyes	283 \$588.24
3939 W. Gandy Blvd., Tampa, FL 33616	
Jeannine Maridon	1028 \$278.04
Shawn Hill	1370 \$466.80
Cole Koons	4849 \$438.64
Elmor P. Smith	1354 \$448.90
Russell Duza	1827 \$295.14
Trevon Thomas	5536 \$151.64

**HILLSBOROUGH COUNTY**

Brenda Dean	5117	\$656.95
Evelyn Rosa	4540	\$337.54
Deanne-Monet Samuel	4519	\$446.36
Aaron Williams	1294	\$834.93
Michelle Texeira	1686	\$587.80
Russell Duza	1851	\$295.14
Madison Bonisa	2584	\$218.21
Rachel Zweber	1665	\$350.14
Cynthia Schuhmann	1154	\$1,611.25
Frederick Jernigan	1259	\$660.20
Charmine Turner	2474-76	\$665.06
Jennifer Fulton	4403	\$282.30
Cynthia Schuhmann	1168	\$2,393.20
Andrus Bennett	5215	\$438.64
Brianna Rydell	2571	\$214.31
Daniel Powell	1678	\$997.08
Gina Griffin	1434	\$270.04

4406 W. Hillsborough Ave., Tampa, FL 33614		
Ronald Boyd	1225	\$255.31
Elsa DeJesus	3176	\$482.94
Sandra Calleja	4134	\$490.45
Amanda Richardson	4060	\$653.47
Theo Lane	3016	\$2,131.30
Rudy Augustin	4082	\$380.61
Aquiltania Colbert	3073	\$749.17
Natacha Lynce	1003	\$644.81
Elizabeth Gomez	4114	\$542.69
Antwan Perry	1414	\$290.54
Viviane Rogers	3134	\$354.04
Darwin Garcia	1005	\$456.54
Yosvany Sanchez	4316	\$482.17
Freneia Thomas	4264	\$333.54
Aquiltania Colbert	1210	\$251.10
Daniel Cotten	1302	\$570.27

5404 W. Waters Ave., Tampa, FL 33634		
Virginia Gates-Fowler	1375	\$501.54
Walter Girtman	1134	\$788.92
Deserina Ortiz	1249	\$274.64
Stefan Iliev	1157	\$368.30
Eric Parker	2116	\$556.67
Dean Webb	1230	\$438.64
Michael Davis	2185	\$446.30
Christopher Glenn	2115	\$446.30
Michael Lightfoot	1027	\$633.40
Carmen Taylor	2136	\$497.64

6111 Gunn Hwy., Tampa, FL 33625		
Dylan Arroyo	2507	\$329.30
Tonimarie Nichols	3122	\$664.10
Haley Hall	1301	\$470.80
Julie Zayas	2418	\$577.54
Anthony Montalvo	1024	\$647.16
Marcus Gaddy	1048	\$1,692.60
Stephanie Matthews	2015	\$371.96
Jumacey Wright	1336	\$264.35
Lazaro Cabanas	1710	\$868.50
Cheryl Stanley	1541	\$1,316.05
Albert E Weaver	3269	\$224.40
Francisca Mercado-Bisono	1613	\$899.80
Elizabeth Jennette	1563	\$223.40
Astrid Sherr	2456	\$305.40
Frankie Terry	2403	\$350.48
Anton Bociek	1029	\$787.14

11401 W. Hillsborough Ave., Tampa, FL 33635		
Keisha Alamin	2064	\$336.90
Vanessa Herrmann	1402	\$438.64
Vivian Andrews	2113	\$366.90
Yessica Torres	2116	\$479.64
Jennifer Ingram	1177	\$341.21

3182 Curlew Rd., Oldsmar, FL 34677		
Brian Eakes	C153	\$535.25
John Carey	C125	\$2,186.62
Larry Spence	C277	\$419.75
Michael Mullin	C298	\$927.84
Nancy Jones	E027	\$3,743.10
Elizabeth Gomez	C025	\$771.95
Andrew Sneathen	A139	\$510.20
Frank Laurenzana	G006	\$2,033.40
Vickie Sanford	A102	\$1,430.50

14123 State Rd. 54, Odessa, FL 33556		
Ashlee Truzack	1176	\$213.80
Rachel Anne Diaz	0131-33	\$1,006.85
Nick Foskey	0168-70	\$1,006.85
Ashlee Truzack	1054-56	\$763.00

6/6-6/13/25LG 2T

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

JUVENILE DIVISION

CASE NO. 23-DP-678

DIVISION: C

IN THE INTEREST OF:

C.E. DOB: 10/8/2023  
MINOR CHILD

**AMENDED NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: DANIELA ESTEVEZ AREVALO

DOB: 7/15/2000

Last Known Address:

3929 W Norfolk St, Tampa, FL 33614

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: C.E. born on 10/8/2023. You are hereby commanded to appear on July 07, 2025, at 10:45 AM, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.

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

THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said

**HILLSBOROUGH COUNTY**

Court and the Seal thereof, this 3rd day of June, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry  
As Deputy Clerk

6/6-6/27/25LG 4T

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

JUVENILE DIVISION

CASE NO. 23-DP-678

DIVISION: C

IN THE INTEREST OF:

C.E. DOB: 10/8/2023

MINOR CHILD

**NOTICE OF ACTION**

TERMINATION OF PARENTAL RIGHTS

TO: ASIEL LABRADOR DOB: 8/04/1989

Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: C.E. born on 10/8/2023. You are hereby commanded to appear on July 07, 2025, at 10:45 AM, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.

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

THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 3rd day of June, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry  
As Deputy Clerk

6/6-6/27/25LG 4T

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

JUVENILE DIVISION

CASE NO. 23-DP-67

DIVISION: S

IN THE INTEREST OF:

K.R. DOB: 12/22/2018

MINOR CHILD

**NOTICE OF ACTION**

TERMINATION OF PARENTAL RIGHTS

TO: SOLOMON JONES

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: K.R. born on 12/22/2018. You are hereby commanded to appear on July 31, 2025, at 9:00 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 310, Tampa, FL 33602, for an ADVISORY HEARING.

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 3rd day of June 2025.

Victor D. Crist, Clerk of Circuit Court

Hillsborough County, Florida

By: s/ Pamela Hendry  
Deputy Clerk

6/6-6/27/25LG 4T

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

PROBATE DIVISION

Case Number: 24 CP 003655

Division: A

IN RE: THE ESTATE OF

HOANG, ANH-TUAN,

Deceased

**NOTICE TO CREDITORS**

The administration of the estate of Anh-Tuan Hoang, deceased, whose date of death was February 7, 2024 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East

**HILLSBOROUGH COUNTY**

Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is June 6, 2025.

Personal Representative:

Mai Nguyen  
19002 Wellington Manor Blvd.  
Lutz, FL 33549

Attorney for Personal Representative:

PATRICIA W. BRADFORD, ESQ.

Florida Bar #0115096

14502 N. Dale Mabry Hwy., Ste. 200

Tampa, FL 33618

(813) 961-2802 Office

(877) 841-9630 Fax

patricia@estatelaw2go.com

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA**

PROBATE DIVISION

File No. 25-CP-001825

Division A

HILLSBOROUGH COUNTY

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

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

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

The date of first publication of this notice is June 6, 2025. Personal Representative: /s/ Robert Larry Locke

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF ROBERT CARL MARTINSEN, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Carl Martinsen, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida.

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

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

The personal representative has no duty to discover whether any property held at the time of decedent's death by 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 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 June 6, 2025.

Personal Representative: /s/ Charles S. Martinsen, Jr.

Attorney for Personal Representative: /s/ Elizabeth S. Wheeler

IN RE: ESTATE OF FAYE WHISENANT a/k/a RUBY FAYE WHISENANT, Deceased.

NOTICE TO CREDITORS

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of FAYE WHISENANT a/k/a RUBY FAYE WHISENANT, deceased, File Number 25-CP-001528, is pending in the Circuit Court for Hillsborough County, Florida.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

HILLSBOROUGH COUNTY

TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is June 6, 2025.

Personal Representative: David A. Whisenant

6/6-6/13/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF ESTEBAN RODRIGUEZ Deceased.

NOTICE TO CREDITORS

The administration of the estate of ESTEBAN RODRIGUEZ, deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida.

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 June 6, 2025.

Personal Representative: /s/ JOSE RODRIGUEZ

Attorney for Personal Representative: /s/ Cela Delgado Webster, Esq.

6/6-6/13/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF SAM T. SMATHERS, Deceased.

NOTICE TO CREDITORS

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 SAM T. SMATHERS, deceased, File Number 25-CP-001805; by the Circuit Court for Hillsborough County, Florida.

Beneficiaries: MICHAEL-ANNE ASHMAN, as Trustee of the SAM T. SMATHERS REVOCABLE TRUST dated August 10, 2006

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this

HILLSBOROUGH COUNTY

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

The date of first publication of this Notice is June 6, 2025.

Person Giving Notice: /s/ MICHAEL-ANNE ASHMAN

Attorney for Person Giving Notice: /s/ Joshua T. Keleske, Esq.

6/6-6/13/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF JOHN BUTTOCOVOLO, III, Deceased.

NOTICE TO CREDITORS

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JOHN BUTTOCOVOLO, III, deceased, File Number 25-CP-000990; by the Circuit Court for Hillsborough County, Florida.

Beneficiaries: BILLIE BUTTOCOVOLO

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

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

The date of first publication of this Notice is June 6, 2025.

Person Giving Notice: /s/ BILLIE BUTTOCOVOLO

Attorney for Person Giving Notice: /s/ Joshua T. Keleske, Esq.

6/6-6/13/25LG 2T

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

FRANCISCO DE LA CRUZ MARTINEZ, Petitioner, and MARGARITA CONCEPTION FLORES MARTINEZ, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: MARGARITA CONCEPTION FLORES MARTINEZ

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FRANCISCO DE LA CRUZ MARTINEZ, whose address is 209 Bywater Dr., Tampa, FL 33615

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.)

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information.

HILLSBOROUGH COUNTY

Dated May 22, 2025 Victor Crist Clerk of the Circuit Court

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

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

Case No.: 25-DR-005038 Division: AP

KIMBERLY MATAMOROS-REYES, Petitioner,

CARLOS MATAMOROS-REYES, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: CARLOS MATAMOROS-REYES

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KIMBERLY MATAMOROS-REYES, whose address is 6819 Hazelnut Spice Dr., Ruskin, FL 33573

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.)

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information.

Dated 4/15/25 Clerk of the Circuit Court

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

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

NOTICE OF ACTION (formal notice by publication)

TO: RICO JAMAL SIMMONS SR.

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609

Signed on 5/21/2025 Victor D. Crist As Clerk of the Court

DISTRICT COURT CLARK COUNTY, NEVADA

AHERN RENTALS, INC., Plaintiff,

SUPREME INTERNATIONAL CONSTRUCTION, INC; AKRAM SYED, GUARANTOR

Defendant.

SUMMONS - CIVIL

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

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

1. If you intend to defend this lawsuit, within 20 days after the Summons is served on you, exclusive of the day of service, you must do the following:

a. File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee.

b. Serve a copy of your response upon the attorney whose name and address is shown below.

2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.

3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.

HILLSBOROUGH COUNTY

4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint.

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

Submitted By: /s/ Stephen R. Kopolow, Esq.

Date 1/16/2024 Steven D. Grierson Clerk of The Court

By: /s/ Marie Kramer Deputy Clerk

5/23-6/13/25 4T

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

JUVENILE DIVISION

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

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

TO: DANIELA ESTEVEZ AREVALO

DOB: 7/15/2000

Last Known Address: 3929 W Northfolk St, Tampa, FL 33614

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: C.E. born on 10/8/2023. You are hereby commanded to appear on June 30, 2025, at 9:55 AM, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twigg Street Tampa, FL 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. 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 within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

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

Victor Crist, Clerk of Court

By: s/ Pamela Hendry As Deputy Clerk

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

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

Case No.: 25-006636 Division: A-P

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

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT) TO: NELLY RODRIGUEZ CASTRO

Last Known Address: 1010 S 1st Street, Norfolk, Nebraska 68701

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GILBERTO ALEXIS GOMEZ, whose address is 2709 N 67th Street Tampa FL 33619 on or before 6/23/2025, and file the original with the clerk of this Court at 800 E Twigg St, Tampa FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.)

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information.

Dated May 16, 2025

(Continued on next page)

**HILLSBOROUGH COUNTY**

Clerk of the Circuit Court

By: /s/ Erma Yerdon  
Deputy Clerk

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

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

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

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KLEISER GALLARDO CASTRO, whose address is 1309 Bates St, Brandon, FL 33510 on or before 6/25/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated May 20, 2025

Clerk of the Circuit Court

By: /s/ Jessica Saladin  
Deputy Clerk

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

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

CASE NO. 22-DP-284  
DIVISION: D

IN THE INTEREST OF:

Z.W. DOB: 4/27/2021

MINOR CHILD

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

TO: ANTHONY RANKIN DOB: 8/5/1982  
Last Known Address: Unknown

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: Z.W. born on 4/27/2021. You are hereby **commanded** to appear on **July 23, 2025 at 1:00 PM** before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street Tampa, Florida 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@tjud13.org within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

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

Victor D. Crist, Clerk of Court

By: /s/ Pamela Hendry  
As Deputy Clerk

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

**IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION**

CASE NO. 25-CA-003162

RENAISSANCE VILLAS CONDOMINIUM ASSOCIATION, INC.  
Plaintiff,  
v.

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

**HILLSBOROUGH COUNTY**

Defendants.

**NOTICE OF ACTION**

TO: Michael Wade, Jr. and All Persons Unknown, Claiming any Legal or Equitable Right, Title, Estate, Lien, or Interest in the Property Described in the Complaint Adverse to Plaintiffs Title.  
324 Oak Rose Lane, Unit 102  
Tampa, FL 33612  
YOU ARE NOTIFIED that an action to quiet title on the following property in Hillsborough County, Florida:

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

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

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

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

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

Victor Crist  
Clerk of CourtBy: /s/ Jennifer Taylor  
Deputy Clerk

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

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

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

Case No.: 24-DR-014424  
Division: DP

OSCAR OSVALDO ORTIZ

Petitioner,

and

DIANA MOSKVIN

Respondent.

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

TO: DIANA MOSKVIN

Last Known Address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OSCAR OSVALDO ORTIZ, whose address is 4445 Amberly Oaks Ct Tampa FL 33614 on or before 6/19/2025, and file the original with the clerk of this Court at 13th Judicial Circuit, 800 E Twiggs St, Tampa FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated May 14, 2025

Clerk of the Circuit Court

By: /s/ Mary Glover  
Deputy Clerk

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

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

Case No 25-DR-4821  
Div B

MORENO ZELEDON, ERENIA DE SUYAPA  
Petitioner,

vs.

TORREZ RAMIREZ, JERSOL BAYARDO  
Respondent.**NOTICE OF ACTION**

TO: JERSOL BAYARDO TORREZ

**HILLSBOROUGH COUNTY**

RAMIREZ, Address Unknown

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

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

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

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

Dated 4/29/2025

Victor Crist

Clerk of the Circuit Court

By: s/ Jennifer Taylor  
Deputy Clerk

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

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

Case No.: 25-DR-006658  
Division: B-P

NAIDELIZ BONILLA CRANE,

Petitioner,

and

RYAN CRANE,

Respondent.

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

TO: RYAN CRANE

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on NAIDELIZ BONILLA CRANE, whose address is 1816 Inner Oak Circle, Apt 203, 33619 on or before 6/23/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 05/16/25

Clerk of the Circuit Court

By: /s/ Angel Waddell  
Deputy Clerk

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

**MANATEE COUNTY****IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 2025CP001105AX

IN RE: ESTATE OF JONATHAN L. BAINBRIDGE

a/k/a JONATHAN BAINBRIDGE,  
Deceased.**NOTICE TO CREDITORS**

The administration of the Estate of Jonathan L. Bainbridge a/k/a Jonathan Bainbridge, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Prop-

**MANATEE COUNTY**

erty Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

Sierra Bainbridge  
293 Cole Avenue  
Providence, Florida 02906

Attorney for Personal Representative:

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

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 2025CP00930AX

IN RE: ESTATE OF

ANN LOUISE DEMERTZIS

a/k/a ANN L. DEMERTZIS,

Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Ann Louise Demertzis a/k/a Ann L. Demertzis, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

Debora Petrucci  
28 Pembroke Drive  
Mendham, New Jersey 07945

Attorney for Personal Representative:

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

6/13-6/20/25LG 2T

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

JP MORGAN CHASE BANK, NATIONAL ASSOCIATION,  
Plaintiff,

vs.

HORACIO RAMIREZ, JR.; et al.,

Defendants. Case No: 2024CA001029

**NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN** that pursuant to the Final Judgment of Foreclosure dated May 28, 2025, and entered in Case No. 2024CA001029 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, is the Plaintiff and HORACIO RAMIREZ, JR.; BRENDA GONZALEZ; UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE; ACHIEVA CREDIT UNION; PORTFOLIO RECOVERY ASSOCIATES, LLC; UNKNOWN TENANT #1; are the Defendants, Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realforeclose.com on July 16, 2025, at 11:00 a.m. on the following described property set forth in said Final Judgment, to wit:  
THE WEST HALF OF THE FOLLOWING

**MANATEE COUNTY**

DESCRIBED PROPERTY: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST; THENCE N 89°36'21" W, ALONG THE SOUTH LINE OF SAID NE 1/4, 1333.64 FEET FOR A P.O.B.; THENCE CONTINUE N 89°36'21" W, ALONG SAID SOUTH LINE, 596.06 FEET; THENCE N 00°41'03" E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 730.80 FEET; THENCE S 89°36'21" E, PARALLEL TO THE SOUTH LINE OF SAID NE 1/4, 596.06 FEET; THENCE SOUTH 00°41'03" W, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 730.80 FEET TO THE P.O.B., BEING AND LYING IN THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST; THENCE N 00°41'03" E, ALONG THE EAST LINE OF SAID SECTION 21, 1379.24 FEET TO THE INTERSECTION WITH THE SOUTHERLY MAINTAINED R/W OF "TAYLOR GRADE" ROAD (BUNKER HILL ROAD); THENCE N 62°30'40" W, ALONG SAID SOUTHERLY MAINTAINED R/W 507.15 FEET; THENCE N 61°33'46" W, ALONG SAID SOUTHERLY MAINTAINED R/W 256.52 FEET; THENCE N 57°46'08" W, ALONG SAID SOUTHERLY MAINTAINED R/W, 330.01 FEET; THENCE N 64°50'07" W, ALONG SAID SOUTHERLY MAINTAINED R/W 65.12 FEET; THENCE N 77°02'42" W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13" W, ALONG SAID SOUTHERLY MAINTAINED R/W 198.78 FEET FOR A P.O.B., THENCE S 00°37'06" W, PARALLEL TO THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, AND 50.0 FEET EASTERLY THEREFROM, 627.73 FEET; THENCE S 05°54'36" W, 596.95 FEET; THENCE N 89°36'21" W, PARALLEL TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 21, 817.45 FEET; THENCE N 00°41'03" E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 50.0 FEET; THENCE S 89°36'21" E, PARALLEL TO THE SOUTH LINE OF SAID NE 1/4, 771.79 FEET; THENCE N 05°54'36" E, 549.23 FEET TO THE SW CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N 00°37'06" E; ALONG THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4, 624.90 FEET TO THE INTERSECTION WITH THE SOUTHERLY MAINTAINED R/W OF SAID "TAYLOR GRADE" ROAD; THENCE S 89°58'13" E, ALONG SAID SOUTHERLY MAINTAINED R/W, 50.0 FEET TO THE P.O.B.; BEING AND LYING IN THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA. Commonly known as: 9020 326th Ave. E, Duette, FL 34219

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 June 5th, 2025  
/s/ J. Bennett Kitterman  
J. Bennett Kitterman, Esq.  
Florida Bar No. 98636  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810  
Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:  
bkitterman@lenderlegal.com  
EService@LenderLegal.com  
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711. 11080-1015240

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION  
CASE NO.: 412023CA003543CAAXMA  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.

DANIEL C. HIGGINS, ET AL.,  
DEFENDANTS.  
**NOTICE OF FORECLOSURE SALE**  
(Please publish in La Gaceta)  
**NOTICE IS HEREBY GIVEN** pursuant to Final Judgment of Foreclosure dated the 28th day of May, 2025, and entered in Case No. 412023CA003543CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DANIEL C. HIGGINS; PALMA SOLA TRACE MASTER ASSOCIATION, INC and PALMA SOLA TRACE VILLAS HOMEOWNER'S ASSOCIATION, INC. are defendants. Angelina Colonneso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 15th day of July, 2025, the following described property as set forth in said Final Judgment, to wit

**MANATEE COUNTY**

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 2nd day of June, 2025.  
By: /s/ LIANA R. HALL

Liana R. Hall  
Bar No. 73813  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE  
PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
11080-1015073

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

PROBATE DIVISION  
Case No. 25-CP-000854

IN RE: ESTATE OF  
MARY ETNA COLLINS,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Mary Etta Collins, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 first date of publication is June 6, 2025.

Personal Representative:  
Chauncey Richburg  
5628 25th Street Circle East  
Bradenton FL 34203

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

6/6-6/13/25LG 2T

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

Case No.: 2025-DR-395

KRISTI ROWLES,  
Petitioner,  
and  
NICHOLAS ROWLES,  
Respondent.

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: NICHOLAS ROWLES  
Last known address: 3105 Oxford Dr W, Bradenton, FL 34205

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy for your written defenses, if any, to it on KRISTI ROWLES, whose address is 3105 Oxford Dr W, Bradenton, FL 34205, on or before 7/16/2025, and file the original with the clerk of this Court at 1115 Manatee Ave West, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 6/4/2025

**MANATEE COUNTY**

Clerk of the Circuit Court  
6/6-6/27/25LG 4T

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

COUNTY CIVIL DIVISION  
CASE NO.: 2024-CC-003132

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

vs.  
GINGER GERTON,  
Defendant.

**NOTICE OF SALE**

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

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

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

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

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

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

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

**ORANGE COUNTY****IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR ORANGE COUNTY**

CIVIL DIVISION  
Case No.: 2024-CA-005383-O

REGIONS BANK DBA REGIONS MORTGAGE,  
Plaintiff,

-vs-

BYRON BERNARD A/K/A BYRON L. BERNARD, THE UNKNOWN SPOUSE OF BYRON BERNARD A/K/A BYRON L. BERNARD, CAROL BERNARD A/K/A CAROL JOAN BERNARD, and THE UNKNOWN SPOUSE OF CAROL BERNARD A/K/A CAROL JOAN BERNARD, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; LAKE BUENA VISTA RESORT VILLAGE I A HOTEL CONDOMINIUM ASSOCIATION, INC. A/K/A LAKE BUENA VISTA VILLAGE I CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; LAKE BUENA VISTA RESORT VILLAGE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants

**NOTICE OF ACTION - MORTGAGE FORECLOSURE**

TO: BYRON BERNARD, A/K/A BYRON L. BERNARD, THE UNKNOWN SPOUSE OF BYRON BERNARD A/K/A BYRON L. BERNARD, CAROL BERNARD A/K/A CAROL JOAN BERNARD, and THE UNKNOWN SPOUSE OF CAROL BERNARD A/K/A CAROL JOAN BERNARD, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants, if they are deceased.

Whose Residences are Unknown  
Whose Last Known Mailing Address is: 8112 Poinciana Blvd, Unit 1404, Orlando, FL 32821

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

UNIT 1404, LAKE BUENA VISTA RESORT VILLAGE I, A HOTEL CONDOMINIUM ("CONDOMINIUM") ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF ("DECLARATION"), RECORDED IN OFFICIAL RECORDS BOOK 8403, PAGES 3240 THROUGH 3346, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 8542, PAGE 3695, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO,

**ORANGE COUNTY**

AND ANY AND ALL AMENDMENTS THERETO,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ROD B. NEUMAN, Esquire, of Gibbons Neuman, Plaintiff's attorney, whose address is 3321 Henderson Boulevard, Tampa, Florida 33609, within thirty (30) days of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

Dated this 6th day of June, 2025.

Tiffany Moore Russell  
Clerk of Courts  
425 North Orange Ave., Suite 350  
Orlando, Florida 32801  
By: s/ Stan Green  
Deputy Clerk

6/13-6/20/25 2T

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

PROBATE DIVISION  
File No.: 2025-CP-001516-O

IN RE: ESTATE OF  
NANCY MARTINEZ,  
Deceased.

**NOTICE OF PUBLICATION**

(Order for Summary Administration)

TO ALL INTERESTED PERSONS:

Notice is hereby given that an Order for Summary Administration has been granted in the estate of NANCY MARTINEZ, deceased, whose date of death was March 19, 2025, by the Circuit Court for ORANGE COUNTY, Florida, Probate Division. The total value of the estate is \$4,270.63.

Any creditor of the estate of the decedent or persons having claims or demands against the estate of the decedent must file their claims with the court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THEM.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.702 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.

Any creditor or persons having claims or demands against the estate may file their claims with the Clerk of the Circuit Court at Orange County Courthouse, 425 N. Orange Avenue, Suite #340, Orlando, Florida 32801.

DATED this 10th day of June 2025.

/s/ Clyde L. Lemon  
Clyde L. Lemon, Esq.  
Attorney for Petitioners  
Florida Bar No: 1032835  
Fighter Law  
120 East Robinson Street  
Orlando, Florida 32801  
clyde@fighterlaw.com

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 2025-CP-001517-O  
Division 9

IN RE: ESTATE OF  
DONNA MARIE OAKS LONGFELLOW  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DONNA MARIE OAKS LONGFELLOW, deceased, whose date of death was October 29, 2024; File Number 2025-CP-001517-O, 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 representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 June 13, 2025.

Co-Personal Representatives:  
DEBORAH LONGFELLOW LEONARD  
11999 Xenia Lane  
Orlando, FL 32827-7184

**ORANGE COUNTY**

JOHN OAKS LONGFELLOW  
11999 Xenia Lane  
Orlando, FL 32827-7184

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

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 2025-CP-001515-O

IN RE: ESTATE OF  
FRANCIS A. PELLETTIERE A/K/A  
FRANK A. PELLETTIERE JR.,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of FRANCIS A. PELLETTIERE A/K/A FRANK A. PELLETTIERE JR, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of 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 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 June 13, 2025.

Personal Representative:  
KAREN SPAGNOLI  
1634 Bell Boulevard  
Bayside, NY 11360

Attorney for Personal Representative:  
HOWARD G. SEITZ, ESQ.  
Florida Bar No. 297755  
Ferguson Cohen LLP  
25 Field Point Road  
Greenwich, CT 06830  
Telephone: (203) 983-3929  
Email: hgseitz@fercolaw.com

6/13-6/20/25LG 2T

**NOTICE OF SALE**

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO CHAPTERS 83.806/83.805 & 328.17 OF THE FLORIDA STATUTES.

THE HOUSE OF TRUCKS: 1431 CLARKS SUMMIT COURT, ORLANDO, FL 32828 P#: 407-776-1373 ON JUNE 27, 2025.

2021 WANC TL 1JJV532D0ML271290 OWNER: DUVAL SEMI TRAILERS / LIEN HOLDER: NONE

2021 WANC TL 1JJV532D6ML262500 OWNER: DUVAL SEMI TRAILERS / LIEN HOLDER: NONE

2022 HYTR TL 3H3V532K2NS452249 OWNER: DUVAL SEMI TRAILERS / LIEN HOLDER: WELLS FARGO EQUIPMENT FINANCE INC

2021 WANC TL 1JJV532D5ML269972 OWNER: DUVAL SEMI TRAILERS / LIEN HOLDER: NONE

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.

6/13/25LG 1T

**IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA**

PROBATE DIVISION  
File No. 25-CP-001629-O

IN RE: ESTATE OF  
MARTIN FIDEL CANDIA  
a/k/a MARTIN F. CANDIA  
a/k/a MARTIN CANDIA,  
Deceased.

**NOTICE OF ACTION (formal notice by publication)**

TO: LUIS GILBERTO ARAUJO. SARA ISABEL CLARK. ANTONIA ADELIDA CANDIA. AND THE HEIRS OF REYNALDO FERNANDEZ-CANDIA

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:

Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756

on or before July 11th, 2025, and to file

**ORANGE COUNTY**

the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on this 5th day of June, 2025

Tiffany Moore Russell  
As Clerk of the Court  
By: /s/ Kevin Druman  
As Deputy Clerk

Orange County Circuit Court  
Probate Division, 425 N. Orange  
Avenue, Room 335, Orlando, FL 32801

6/13-7/4/25LG 4T

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

CIVIL DIVISION  
CASE NO. 2024-CA-002825-O

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A Plaintiff,

vs.  
MOHAMMED ISSA, et al,  
Defendants

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated April 16, 2025 and entered in Case No. 2024-CA-002825-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A is the Plaintiff and MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; SAMAR ISSA A/K/A SAMAR NABIL ISSA; UNKNOWN SPOUSE OF MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; UNKNOWN TENANT #1; CORNING FEDERAL CREDIT UNION; AND STONEYBROOK MASTER ASSOCIATION OF ORLANDO INC the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at [www.orange.realforeclose.com](http://www.orange.realforeclose.com), the Clerk's website for on-line auctions at 11:00 A.M. on **July 9, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 23, BLOCK 14, OF STONEYBROOK UNIT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE(S) 106-109, OF THE PUBLIC RECORDS OF ORANGE 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, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service"

DATED at Orange County, Florida, this 30th day of May, 2025.

RUBIN LUBLIN, LLC  
Attorney for Plaintiff  
2313 W. Violet St.  
Tampa, Florida 33603  
Telephone: (813) 656-8801  
Fax: (813) 656-8802  
flemailservice@rlselaw.com

By: s/ Amy M. Kiser, Esq.  
Florida Bar No. 46196

104337/TL

6/6-6/13/25LG 2T

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

CASE NO. 2024 CC 021189

ADDITIONAL FINANCIAL CREDIT UNION, Plaintiff,

vs.  
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF LINDA WILLIAMS, JAMES MACKEY, III, MICHAEL WARREN, JR., PAMELA MONTGOMERY, U.S. SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ORANGE COUNTY CLERK OF COURT, AND UNKNOWN PARTY IN POSSESSION,  
Defendant(s).

**NOTICE OF ACTION**

TO: James Mackey, III  
1262 Fremont Park Avenue  
Orlando, FL 32808

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

LOT 44, PARKVIEW, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 111, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen Ors

**ORANGE COUNTY**

diately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 29th day of May, 2025.  
Tiffany Moore Russell, Clerk of Courts  
425 N Orange Ave, Orlando, FL 32801  
By: /s/ Naline Bahadur  
Deputy Clerk  
Sorenson Van Leuven, PLLC  
6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR  
ORANGE COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 2025-CP-001561-O  
Division 2

IN RE: ESTATE OF  
ASHLEY JORG NIELSEN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of ASHLEY JORG NIELSEN, deceased, whose date of death was September 6, 2024; File Number 2025-CP-001561-O, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
ALLAN JOHN DADETTO  
331 Lotus Path  
Clearwater, FL 33756

Personal Representative's Attorneys:  
Derek B. Alvarez, Esq. - FBN: 114278  
DBA@GendersAlvarez.com  
Anthony F. Diecidue, Esq. - FBN: 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esq. - FBN: 65928  
WCM@GendersAlvarez.com  
GENDERS♦ALVAREZ♦DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222  
Eservice for all attorneys listed above:  
GADeservice@GendersAlvarez.com  
6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR  
ORANGE COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 2025-CP-001649-O

IN RE: ESTATE OF  
RICKY LEE HEATH  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Ricky Lee Heath, deceased, whose date of death was March 29, 2025, 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. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
/s/ Alice Marie Co  
Alice Marie Co  
3213 Toasy Drive  
Orlando, Florida 32806

Attorney for Personal Representative:  
/s/ Desiree Sanchez  
Desiree Sanchez  
Florida Bar Number: 10082  
SANCHEZ LAW GROUP P.A.  
605 E. Robinson Street, Suite 650  
Orlando, Florida 32801  
Telephone: (407) 500-4444

**ORANGE COUNTY**

Fax: (407) 236-0444  
E-Mail: desiree@sanchezlaw.com  
Secondary E-Mail: info@sanchezlaw.com  
6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR  
ORANGE COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 2025-CP-001670-O

IN RE: ESTATE OF  
JOHANNA GALLO  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Johanna Gallo, deceased, whose date of death was December 19, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
/s/ John Bruno Gallo  
John Bruno Gallo  
3105 San Pedro Lane  
Orlando, Florida 32827

Attorney for Personal Representative:  
/s/ Desiree Sanchez  
Desiree Sanchez, Esq.  
Florida Bar Number: 10082  
SANCHEZ LAW GROUP P.A.  
605 E. Robinson Street, Suite 650  
Orlando, Florida 32801  
Telephone: (407) 500-4444  
Fax: (407) 236-0444  
E-Mail 1: desiree@sanchezlaw.com  
E-Mail 2: info@sanchezlaw.com  
6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT OF THE  
NINTH JUDICIAL CIRCUIT IN AND FOR  
ORANGE COUNTY FLORIDA**  
CASE NO.: 2024-CA-010754-O

MJCH ENTERPRISES LLC,  
Plaintiff,  
v.

THOMAS F. MCKEAN, ESTATE OF THOMAS F. MCKEAN, UNKNOWN HEIRS OF THOMAS F. MCKEAN, JAMES E. MCKEAN, GERALD R. MCKEAN, ESTATE OF GERALD R. MCKEAN, UNKNOWN HEIRS OF GERALD R. MCKEAN, ROBERT H. MCKEAN and JEANNETTE S. SCHNEIDER, Defendants.

**NOTICE OF ACTION**

TO: THOMAS F. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
ESTATE OF THOMAS F. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
UNKNOWN HEIRS OF THOMAS F. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
JAMES E. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
GERALD R. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
ESTATE OF GERALD R. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
UNKNOWN HEIRS OF GERALD R. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
ROBERT H. MCKEAN  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
JEANNETTE S. SCHNEIDER  
2907 AVENUE T, N.W.  
WINTER HAVEN, FL 33881  
YOU ARE NOTIFIED that an action to quiet title on the following property in Orange County, Florida:

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

ROCKET CITY UNIT 4A Z/110 A/K/A CAPE ORLANDO ESTATES UNIT 4A 1855/292 THE E 75 FT OF W 180 FT OF TR 51 PARCEL ID # 25-23-32-9632-00-513.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice,

**OSCEOLA COUNTY**

and file the original with the Clerk of this Court, at 425 N Orange Ave, Orlando, FL 32801 before service on Plaintiff or immediately thereafter. **If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.**

DATED this 12th day of May, 2025.  
Tiffany Moore Russell  
Clerk of the Circuit Court  
Civil Division, 425 N. Orange Avenue,  
Room 350, Orlando, Florida 32801  
By: /s/ Lauren Scheidt  
As Deputy Clerk  
Law Office of C.W. Wickersham, Jr., P.A.  
5/23-6/13/25LG 4T

**OSCEOLA COUNTY**

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

CASE NO.: 2024 CA 000288 MF

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-2,  
Plaintiff,  
vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ANNIE B. MILTON NKA ANNIE B. WILLIAMS AKA ANNIE BELL WILLIAMS, DECEASED, et al,  
Defendant(s).

**NOTICE OF SALE  
PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** Pursuant to a Final Judgment of Foreclosure dated June 3, 2025, and entered in Case No. 2024 CA 000288 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2020-2, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Annie B. Milton nka Annie B. Williams aka Annie Bell Williams, deceased, Opal E. Williams McNorton, Annie Burton, Andrew Burton, Jr., Ike Burton, Hillary Burton, Natori Charmayne Burton, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Oscar Williams, deceased, Octavia County Clerk of the Circuit Court will sell to the highest and best bidder for cash in or on online at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on the July 8, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

**LOT 5 AND THE NORTH 25 FEET OF LOT 4, BLOCK 54, MARYDIA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 67, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.**  
**A/K/A 2927 TAMPA AVE KISSIMMEE FL 34744**

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Court-house Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

Dated this 9th day of June, 2025.  
By: /s/ Lauren Heggstad, Esq.  
Florida Bar #85039  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
EService: servealaw@albertellilaw.com  
IN/23-005503  
6/13-6/20/25LG 2T

**NOTICE OF INTENTION TO REGISTER  
FICTITIOUS TRADE NAME**  
Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

**KISSIMMEE MODERN DENTISTRY**  
Owner: Kissimmee Modern Dentistry, PA  
4396 W Vine St  
Kissimmee, FL 34746  
6/13/25LG 1T

**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 CHAPTERS 83.806/83.805 OF THE FLORIDA STATUTES.

LOUISEE ENTERPRISES INC: 2000 KELLEY AVE, KISSIMMEE, FL 34744 P#: 407-933-2746 ON JUNE 26, 2025.

2007 FORD 4D 1FMCU03137KB08502 OWNER: JANE ANN HUDGINS / LIEN HOLDER: NONE  
ANY PERSON(S) CLAIMING ANY IN-

**OSCEOLA COUNTY**

TEREST IN THE ABOVE VEHICLE SHOULD CONTACT: BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.  
6/13/25LG 1T

**IN THE COUNTY COURT IN AND  
FOR OSCEOLA COUNTY, FLORIDA**  
COUNTY CIVIL DIVISION  
CASE NO.: 2024-CC-001692

BELLALAGO AND ISLES OF BELLALAGO COMMUNITY ASSOCIATION, INC.,  
Plaintiff,  
vs.  
QUAMDEEN O. AJAGA,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on June 4, 2025 by the County Court of Osceola County, Florida, the property described as:

Lot 110 of BELLALAGO - PHASE 5J, SECTION 2, according to the plat thereof as recorded in Plat Book 25, Page(s) 144 through 149 of the Public Records of Osceola County, Florida.

will be sold at public sale by the Osceola County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 on September 2, 2025.

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

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, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, Florida 34741, (407) 742-2417, 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/ Njurka F. Asmer  
Njurka F. Asmer, Esquire  
Florida Bar No: 370680  
nasmer@appletonreiss.com  
Appleton Reiss, PLLC  
215 N. Howard Ave., Suite 200  
Tampa, FL 33606  
Phone: 813-542-8888  
Fax: 813-542-5054  
Attorney for Plaintiff  
6/13-6/20/25LG 2T

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

CIVIL DIVISION  
CASE NO.: 2024 CA 003266 MF  
MEB LOAN TRUST VIII  
PLAINTIFF,  
VS.

CAROL A. LOCH AND JEFFREY D. LOCH, ET AL.,  
DEFENDANT(S).  
NOTICE OF ACTION

TO: Carol A. Loch  
Last Known Address: 1208 Celebration Ave, Celebration, FL 34747  
Current Residence: UNKNOWN  
TO: Jeffrey D. Loch  
Last Known Address: 1208 Celebration Ave, Celebration, FL 34747  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 346, SPRING PARK TOWNHOMES OF SOUTH VILLAGE, A REPLAT OF TRACTS G AND E, CELEBRATION SOUTH VILLAGE UNIT 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 57 THROUGH 60, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 21,2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.  
WITNESS my hand and the seal of this Court this 4th day of June, 2025.

KELVIN SOTO, Esq.  
As Clerk of Court  
By: KELVIN SOTO, Esq.  
As Deputy Clerk  
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605  
11080-1015292

**IN THE CIRCUIT COURT FOR  
OSCEOLA COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 2025CP000235PR

IN RE: ESTATE OF  
RONALD GEORGE BROWNELL,  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of RONALD GEORGE BROWNELL, deceased, whose date of death was January 27,

**OSCEOLA COUNTY**

2025; File Number 2025CP000235PR, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
CHRISTINE MARIA BROWNELL  
2326 Hidden Lake Street  
Kissimmee, FL 34741

Personal Representative's Attorneys:  
Derek B. Alvarez, Esq. - FBN: 114278  
DBA@GendersAlvarez.com  
Anthony F. Diecidue, Esq. - FBN: 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esq. - FBN: 65928  
WCM@GendersAlvarez.com  
GENDERS♦ALVAREZ♦DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222  
Eservice for all attorneys listed above:  
GADeservice@GendersAlvarez.com  
6/6-6/13/25LG 2T

**PASCO COUNTY**

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Roadway and Mass Grading activities on 251.66 acres known as Palmetto Ridge Roadway Plans and Phase 1A Mass Grading - Major Modification. The project is located in Pasco County, Section(s) 10 & 3, Township 25 South, Range 19 East. The permit applicant is Palmetto Ridge Cattle Co., LLC Attn: Shawn Riordan whose address is PO Box 658, Floral City, FL 34436. The Permit No. is 43010883.010.

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

**NOTICE OF RIGHTS**

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

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

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

6/13/25LG 1T

**IN THE CIRCUIT COURT IN AND FOR  
PASCO COUNTY, FLORIDA**  
PROBATE DIVISION  
CASE NO. 2025CP000367CPAXES

IN RE: ESTATE OF  
LISA ANN SEGERS, a/k/a  
LISA S. SEGERS, a/k/a  
LISA SCHENNA SEGERS,  
Deceased.

**NOTICE TO CREDITORS**

(Continued on next page)

**PASCO COUNTY**

The administration of the estate of LISA ANN SEGERS, a/k/a LISA S. SEGERS, a/k/a LISA SCHEMMA SEGERS, deceased, Case Number 2025CP000367-CPAXES is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is June 13, 2025.

Personal Representative:  
BRITNEY A. SEGERS  
32037 Eastern Redbud Branch  
San Antonio, FL 33576

Attorney for Personal Representative:  
Dawn M. Chapman, Esq.  
Florida Bar # 898791  
LEGACY LAW OF FLORIDA, P.A.  
Email: info@legacylawoff.com  
Secondary Email:  
dawn@legacylawoff.com  
205 N. Parsons Avenue  
Brandon, FL 33510  
813/643-1885

6/13-6/20/25LG 2T

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

CIVIL DIVISION

CASE NO. 2024CA002570CAAXES DIVISION J4

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP6, Plaintiff,

vs.

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SUSAN EDMONDSON PHILLIPS a/k/a SUSAN E. PHILLIPS, DECEASED; JULIA SMITH; SANDALWOOD MOBILE HOME COMMUNITY HOMEOWNERS ASSOCIATION, INC.; FIRST HORIZON BANK SUCCESSOR BY MERGER TO FIRST HORIZON HOME LOAN CORP.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS  
Defendant(s).

**AMENDED NOTICE OF ACTION**

TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SUSAN EDMONDSON PHILLIPS a/k/a SUSAN E. PHILLIPS, DECEASED  
Address Unknown

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in PASCO County, Florida, legally described as:

LOT 154, BLOCK, SANDALWOOD MOBILE HOME COMMUNITY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 149-150, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH A 1985 CY-PRESS RIVER COLONY MOBILE

**PASCO COUNTY**

HOMES ID NO. 13005408A AND 13005408B.

This property is located at the street address of: 36118 Zinnia Avenue, Zephyrhills, FL 33541.

YOU ARE REQUIRED to serve a copy of your written defenses on or before July 14th, 2025, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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).

WITNESS my hand and the seal of the court on June 6, 2025.

/s/ Nikki Alvarez-Sowles, Esq.  
Clerk of the Circuit Court  
McMichael Taylor Gray, LLC

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2025 CP 000273 CPAXWS

IN RE: ESTATE OF VICTOR T. OLEAGA  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of VICTOR T. OLEAGA, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

/s/ Susan G. Doucet  
SUSAN G. DOUCET

11225 Tee Time Circle

New Port Richey, Florida 34654

Attorney for Personal Representative:

/s/ Malcolm R. Smith

MALCOLM R. SMITH, ESQUIRE

Florida Bar No. 513202

Email: trustor1985@gmail.com

Secondary Email: None

Law Office of Malcolm R. Smith, P.A.

P.O. Box 5489

Hudson, Florida 34674

Telephone: (727) 819-2256

6/13-6/20/25LG 2T

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

Case No.: 2025DR2878WS

Division: E

IN RE: THE MATTER OF

GREGORY SCOTT BENNETT,

Petitioner

and

ADRIANA CECILIA REYES CARDENAS

BENNETT,

Respondent

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

TO: ADRIANA CECILIA REYES

CARDENAS BENNETT

Last known address: 7245 Dianne Dr,

New Port Richey, FL 34652

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 GREGORY SCOTT BENNETT, whose address is 7245 Dianne Dr., New Port Richey, FL 34652 on or before 07/07/2025, and file the original with the clerk of this Court at West Pasco Judicial Center: 7530 Little Road, New Port Richey, Florida 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

**You must keep the Clerk of the Cir-**

**PASCO COUNTY**

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

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

Dated May 29, 2025

Clerk of the Circuit Court

By: /s/ Kaylen McCutcheon

Deputy Clerk

6/6-6/27/25LG 4T

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

CASE NO.: 2022CA001704CAAXWS

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff,

vs.  
KAREN G. STITH, et al.,  
Defendant(s).

**NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Amended Uniform Final Judgment of Foreclosure (Amended as to Sale Date Only) entered on May 6, 2025 in the above-styled cause, Nikki Alvarez-Sowles, Esq., Pasco County clerk of court shall sell to the highest and best bidder for cash on **June 26, 2025 at 11:00 A.M., at www.pasco.realforeclose.com**, the following described property:

**LOT 870, BERKLEY VILLAGE UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE(S) 76 AND 77 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.**

Property Address: **8523 Braxton Drive, Hudson, FL 34667**

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated May 29, 2025

/s/ Kelley L. Church

Kelley L. Church, Esquire

Florida Bar No.: 100194

Quinteiros, Prieto, Wood &amp; Boyer, P.A.

255 S. Orange Ave., Ste. 900

Orlando, FL 32801-3454

(855) 287-0240

(407) 872-6012 Facsimile

E-mail: [servicecopies@qpwblaw.com](mailto:servicecopies@qpwblaw.com)E-mail: [kchurch@qpwblaw.com](mailto:kchurch@qpwblaw.com)

Attorney for Plaintiff

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2025CP000363CPAXWS

IN RE: ESTATE OF

DARWIN G. MICHIELSEN

a/k/a DARWIN GORDON MICHIELSEN

Deceased.

**NOTICE TO CREDITORS (summary administration)**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of DARWIN G. MICHIELSEN, also known as DARWIN GORDON MICHIELSEN, deceased, File Number 2025CP-000363CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was September 9, 2024; that the total value of the estate is \$9,240.73 and that the names of those to whom it has been assigned by such order are:

JUDITH A. MICHIELSEN

11539 Golden Rain Drive

New Port Richey, Florida 34654

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is June 6, 2025.

Person Giving Notice:

/s/ JUDITH A. MICHIELSEN

Attorney for Person Giving Notice:

/s/ MALCOLM R. SMITH, ESQUIRE

Email: trustor1985@gmail.com

Florida Bar No. 513202

Law Office of Malcolm R. Smith, P.A.

P.O. Box 5489

Hudson, Florida 34674

Telephone: (727) 819-2256

**PASCO COUNTY**

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FL**

PROBATE DIVISION

File Number: 2025-CP-000848

In Re The Estate of:

ROBERT JAMES MCKENZIE,

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Robert James McKenzie, deceased, whose date of death was February 22, 2025 is pending in the Circuit Court of Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Dade City FL 33523-3894. 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 claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is June 6, 2025.

Personal Representative:

Keith Libby

18960 Dale Mabry Hwy

Lutz FL 33548

Attorney For Personal Representative:

Adria Beenhakker Dickey

18960 Dale Mabry Hwy

Lutz FL 33548

(813) 586-3200

FL Bar Number: 467308

adria@adriadickeylaw.com

6/6-6/13/25LG 2T

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

PROBATE DIVISION

Case No: 2025-CP-000276

IN RE: ESTATE OF MARTHA ODOM

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Martha Odom, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

Amy Costa

13223 Niti Drive

Hudson, Florida 34669

Attorney for Personal Representative:

Paul M. Messina, Jr.

Florida Bar Number: 84490

Messina Law Group, P.A.

2550 Permit Place

New Port Richey, Florida 34655

Telephone: (813) 492-7798

Fax: (727) 216-4787

paul@messinalawgroup.com

service@messinalawgroup.com

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2025CP000773CPAXWS

IN RE: ESTATE OF

DONALD C. VENEDAM,

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DONALD C. VENEDAM, deceased, whose date of death was November 15, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Post Office Box 338,

**PASCO COUNTY**

New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

**PASCO COUNTY**

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

Dominick Jeffrey Isola  
822 Sue Grove Road  
Essex, Maryland 21221

Attorney for Personal Representative:

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

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION**

File No. 2025-CP-000655

IN RE: ESTATE OF

CRAIG PAUL CANT a/k/a CRAIG P. CANT,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Craig Paul Cant a/k/a Craig P. Cant, deceased, whose date of death was November 14, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

Sabrina Rae Cant  
32631 Florida Avenue  
San Antonio, Florida 33576

Attorney for Personal Representative:

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

6/6-6/13/25LG 2T

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

CASE NUMBER: 25-DR-2690

ALEXANDER E. SPRINGER,

Petitioner

and

SUZANA HOXHA,

Respondent

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE**

TO: SUZANA HOXHA

Last known address: Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to

**PASCO COUNTY**

serve a copy of your written defenses, if any, to it on ALEXANDER E. SPRINGER, 6535 Cabbage Ln, New Port Richey FL 34653 on or before 07/04/2025, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated May 20, 2025

Clerk of the Circuit Court

By: /s/ Kaylen McCutcheon

Deputy Clerk

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

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

Case No.: 512025DR01391ES

Division: K

MARY ADA MATTISON,

Petitioner,

and

JEVAUN ABRON JOHNSON,

Respondent.

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

TO: JеваUN ABRON JOHNSON

Last known address: 1529 Mountain View Rd, Stafford, VA 22554

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MARY ADA MATTISON, whose address is 3044 Shady Creek Dr, Zephyrhills, FL 33543 on or before 06/23/2025, and file the original with the clerk of this Court at 38053 Live Oak Ave, Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 5/20/2025

Clerk of the Circuit Court

By: /s/ Rita Meyer

Deputy Clerk

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

**PINELLAS COUNTY****NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

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

**LITTLE CROWNS ACADEMY**

Owner: Charleen Nicole

7901 4th St N, Suite 27578

St. Petersburg, FL 33702

6/13/25LG 1T

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

PROBATE DIVISION

File No. 25-004792-ES

IN RE: ESTATE OF

CHRISTINE ANN SZUMOWSKI,

Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Christine Ann Szumowski, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue N., St. Petersburg, Florida 33701. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

**PINELLAS COUNTY**

held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this Notice is June 13, 2025.

Personal Representative:

Brittany Szumowski  
28000 Meadow Drive, Unit 23  
Evergreen, Colorado 80439

Attorney for Personal Representative:

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

6/13-6/20/25LG 2T

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

CASE NO.: 25-001944-CI

ARLINGTON GARDEN LLC,

Plaintiff,

vs.

THE ESTATE OF GERARD J. TOFEL,

Defendant.

**NOTICE OF ACTION**

TO: THE ESTATE OF GERARD J. TOFEL

Last Known Address:  
12417 84th Way, Largo, FL 33773

YOU ARE NOTIFIED that an action for Reformation of Deed on the following property in Pinellas County, Florida, to-wit: LOT 21, BLOCK 2, SOMERSET LAKES UNIT ONE

Property address: 12417 84th Way North, Largo, FL 33543

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Whitney L. Smith, Esq., VAUGHN LAW, PLLC, 350 Corey Avenue, St. Pete Beach, FL 33706, or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 315 Court St. Clearwater, FL 33756, 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.

WITNESS my hand and seal of the Court on June 5, 2025.

Ken Burke  
Clerk of the Circuit Court and Comptroller  
315 Court St, Clearwater, FL 33756

By: s/ Thomas Smith

Deputy Clerk

Vaughn Law, PLLC

6/13-7/4/25 4T

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

Case No.: 25-DR-1613

IN RE THE MARRIAGE OF:

SHIRLEY N. AZEVEDO,

Petitioner,

and

NICHOLAS L. DELLORFANO,

Respondent.

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

TO: NICHOLAS L. DELLORFANO

Address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SHIRLEY N. AZEVEDO, Petitioner, whose address is 9895 66th Street N., Pinellas Park, FL 33782, on or before 28 days after first publication date, and file the original with the Clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 6/5/2025

Ken Burke  
Clerk of the Circuit Court and Comptroller  
315 Court Street, Clearwater, FL 33756

By: /s/ Thomas Smith

Deputy Clerk

6/13-7/4/25LG 4T

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

PROBATE DIVISION

File No. 25-003574-ES

IN RE: ESTATE OF

KEVIN LEE GRASS

Deceased

**NOTICE TO CREDITORS**

The administration of the estate of KEVIN LEE GRASS, deceased, whose date of death was February 5, 2025; File Number 25-003574-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:

MICHAELA OBERLAENDER  
1884 Briland Street  
Tarpon Springs, FL 34689

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278

DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528

AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928

WCM@GendersAlvarez.com

GENDERS♦ALVAREZ♦DIECIDUE, P.A.

2307 West Cleveland Street

Tampa, FL 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

6/13-6/20/25LG 2T

**NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME**

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

**INFINITY ROAD PRESS**

Owner: Luciana Felix Marques

5447 Haines Rd N

St. Petersburg, FL 33714

6/13/25LG 1T

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

PROBATE DIVISION

File No. 25-CP-262 ES

Section 3

IN RE: ESTATE OF

ROGER DALE BEHRENS

A/K/A ROGER D. BEHRENS

A/K/A ROGER BEHRENS,

Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Roger Dale Behrens a/k/a Roger D. Behrens a/k/a Roger Behrens, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 June 13, 2025.

Personal Representative:

Patricia A. Szymkovicz  
373 Brunhaven Court  
Chesterfield, Missouri 63017

Attorney for Personal Representative:

## PINELLAS COUNTY

443	Rafiq Kaid	\$1732.80
203	Wayne Spates	\$713.20
028	Rafiq Kaid	1782.40
243-81	Judith Hadley	\$2061.80
429	Keivonta Brown	\$1400.38
145	Timothy Dunn	\$1396.92
6118 US HWY 19 N. NEW PORT RICHEY, FL 34652		
C136	B239 Angela Lester	\$574.00
C556	Roderick Holcombe	\$899.00
C530	Jocelyn Velasquez	\$852.20
C015	Milenka Baker	\$993.35
B276	Abigail Reyes	433.50
C224	Ashley Liss	\$330.50
B018	Julie Stockowski	\$536.50
C519	Natasha Cornell	\$450.50
C137	Cloe Hermina	\$819.90
C146	Robert Newton	\$1235.50
B222	Jo Cooper	\$637.60

## 12420 STARKEY RD. LARGO FL 33773

D060	Lonny Koonce	\$1373.50
D075	Lonny Koonce	\$1081.00

## 13654 66TH ST N. LARGO FL 33771

E-108	Jacqueline Ramos	\$797.75
5631 US HWY 19 NEW PORT RICHEY FL 34652		
1237	Eleanor Mustafa	\$1006.70
1113	Brianni Herrick	\$1060.40
1313	Deona Brownrigg	\$705.05
10314-10340 US HWY 19 PORT RICHEY FL 34668		
2331	Dale Lampton	\$1886.60
1344	Drew Navarro	\$1031.40
1218	Justin Presley	1303.40
2354	Derrick Collins	\$638.10
1108	Scott Lohrman	\$620.40
1555	Earnesia Nobles	\$502.80
2367	Nicole Peters	\$1376.75
1016	Joshua Gomez	\$975.52
1484	Randall Webb	\$388.70
1285	David Ronaldson	\$1007.50
2624	Joe Garcia	\$307.75
1464	Gary Feifer	\$337.25
2400	Joseph Walsh	\$12620.00
1337	Joseph Confer	\$773.40
1420	Zachary Bennett	\$1315.55
2490	Wesley Williams	\$461.40
2048	Moriah Bartlett	\$706.45
2014	Dustin West	\$936.80
2333	Scott Lohrman	\$1779.05
1131	Kea Nabors	\$1294.40

## 975 2ND AVE S. ST. PETERSBURG, FL 33705

4004	M120 Adam Turnbow	\$1157.48
1020	Adrian Taylor	\$1051.50
3005	Leah McRae	\$1167.70
B120	Alexandra Grey	\$922.45
4033	Christopher Quinty	\$1068.50
5062	Daphne Street	\$943.50
5064	Crystal Fletcher	\$1163.40
B117	Shameka Thomas	\$1023.50
6209 US HWY 19 NEW PORT RICHEY FL 34652		
F-007	Edwin Cruz	\$522.00
H-038	Roy Zweeres	\$1461.10
H-040	Kaitlyn Mason	\$1150.80
E-020	Krysten Farley	\$834.40
H-081	Ryan Yahner	\$1211.50
F-013	Anita Thomas	\$539.00
H-091	Brianni Herrick	\$562.25
D-021	Shataviya Brown	\$1280.85
J-001	Kenneth Stanwood	\$1485.60
E-001	Kayleigh Johnson	\$522.00

6/13-6/20/25LG 2T

## IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No.: 2025-CP-000649IN RE: ESTATE OF  
AMALIA M. BODON,  
Deceased.

## NOTICE TO CREDITORS

The administration of the estate of AMALIA M. BODON, deceased, whose date of death was September 15, 2024, and whose social security number is XXX-XX-7704, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:  
/s/ WANDA BODON

Attorney for Personal Representative:  
/s/ O. Reginald Osenton  
O. Reginald Osenton, Esq.  
Florida Bar Number: 693251  
Osenton Law, P.A.  
3433 Lithia Pinecrest Road, PMB 324  
Valrico, FL 33596  
(813) 776-1282  
oro@osentonlaw.com

6/13-6/20/25LG 2T

## NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

## BREATHE EASY FL

Owner: Safariana LLC  
7901 4th St N Ste 300  
St. Petersburg, FL 33702

6/13/25LG 1T

## PINELLAS COUNTY

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-002701-ES

IN RE: ESTATE OF

DRAGO RATKOVIC  
a/k/a DRAGO RATKOVICH,  
Deceased.

## NOTICE TO CREDITORS

The administration of the Estate of Drago Ratkovic a/k/a Drago Ratkovich, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

Irina Melnikov  
818 73rd Avenue North  
St. Petersburg, Florida 33702

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

6/6-6/13/25LG 2T

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

Case No.: 25-2990-FD

MERLYN LUCERO RUIZ CORREA,  
Petitioner  
and  
MARIBEL BORGOS TORRES,  
Respondent.

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

TO: MARIBEL BORGOS TORRES  
Last Known Address: 13200 49th St. N.  
Apt A 314, Clearwater, FL 33762

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 MERLYN LUCERO RUIZ CORREA, whose address is 13200 49th St. N. Apt. A314, Clearwater, FL 33762 on or before 28 days after first publication, and file the original with the clerk of this Court at 545 First Ave. N. St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 5/29/2025

Ken Burke  
Clerk of the Circuit Court & Comptroller  
315 Court Street, Clearwater, FL 33756  
By: /s/ Thomas Smith  
Deputy Clerk

6/6-6/27/25LG 4T

## IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-003813-ES

IN RE: ESTATE OF  
WILLARD CARL SIMPSON  
Deceased

## NOTICE TO CREDITORS

The administration of the estate of WIL-

## PINELLAS COUNTY

LARD CARL SIMPSON, deceased, whose date of death was August 31, 2024; File Number 25-003813-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

LORETTA SUE SIMPSON  
2909 West Barcelona Street, Apt. 1312  
Tampa, FL 33629

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278  
DBA@GendersAlvarez.com  
Anthony F. Diecidue, Esq. - FBN: 146528  
AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928  
WCM@GendersAlvarez.com  
GENDERS@ALVAREZ-DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222

Eservice for all attorneys listed above:  
GADESERVICE@GendersAlvarez.com

6/6-6/13/25LG 2T

## PINELLAS COUNTY

Wiley M. Beard, Jean D. Beard, 12311 N. Rome Avenue, Tampa, Florida 33612, Unit 104, Week 21, 05/01/2023, \$2,283.19, \$-0-; Patrick Borchard, Andrea Borchard, 9438 Swift Creek Circle, Dover, Florida 33527, Unit 107, Week 52, 05/01/2022, \$2,283.19, \$-0-; Patrick Borchard, Andrea Borchard, 9438 Swift Creek Circle, Dover, Florida 33527, Unit 109, Week 52, 05/01/2022, \$2,283.19, \$-0-; Patrick Borchard, Andrea Borchard, 9438 Swift Creek Circle, Dover, Florida 33527, Unit 110, Week 52, 05/01/2022, \$2,283.19, \$-0-; Patrick D. Borchard, Andrea Borchard, 9438 Swift Creek Circle, Dover, Florida 33527, Unit 210, Week 52, 05/01/2022, \$2,318.19, \$-0-; Michael J. Childs Sr., Melissa A. Childs, P.O. Box 514, Thorn-dike, Massachusetts 01079, Unit 106, Week 30, 05/01/2023, \$1,809.55, \$-0-; David Davidson, Diana Davidson, 5098 Memphis Court, Columbus, Indiana 47203, Unit 110, Week 18, 05/01/2023, \$2,283.19, \$-0-; David Davidson, Diana Davidson, 5098 Memphis Court, Columbus, Indiana 47203, Unit 110, Week 19, 05/01/2023, \$1,586.62, \$-0-; John A. Emmett, Johanne Emmett, 39 Green Gate Road, North York, Ontario, Canada M3B 1E7, Unit 110, Week 17, 05/01/2022, \$1,699.43, \$-0-; Ian G. Forester, Barbara S. Dungan 1280 Lakeview Road, Lot 131, Clearwater, Florida 33756, Unit 301, Week 38, 05/01/2023, \$2,283.19, \$-0-; Robert Keith, Lynn Keith, 269 Crossroads Store Drive, Jacksonville, North Carolina 28546, Unit 207, Week 38, 05/01/2023, \$2,243.19, \$-0-; Paul G. Lockhart, Cheryl L. Lockhart, 2104 E. Park Avenue, Terre Haute, Indiana 47805, Unit 204, Week 34, 05/01/2023, \$2,283.19, \$-0-; Paul G. Lockhart, Cheryl L. Lockhart, 2104 E. Park Avenue, Terre Haute, Indiana 47805, Unit 208, Week 26, 05/01/2023, \$2,283.19, \$-0-; Margaret H. Owens, Earl E. Grace, Betty L. Grace, Earl E. Grace, III, 9234 Saucedo Drive, Helotes, Texas 78023, Unit 104, Week 45, 05/01/2024, \$1,586.62, \$-0-; Yanila Thariani, 8025 SW 81st Loop, Ocala, Florida 34476, Unit 104, Week 40, 05/01/2023, \$2,283.19, \$-0-.

6/6-6/13/25LG 2T

## IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-004142-ES

IN RE: ESTATE OF

FREDERICK C. PETHER A/K/A  
FREDERICK CHARLES PETHER,  
Deceased.

## NOTICE TO CREDITORS

The administration of the estate of FREDERICK C. PETHER A/K/A FREDERICK CHARLES PETHER, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

JOSEPH GOODBOO  
6672 31st Street South  
St. Petersburg, Florida 33712

Attorney for Personal Representative:

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

6/6-6/13/25LG 2T

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

PROBATE DIVISION  
FILE NO. 24-11910-ES

IN RE: The Estate of  
MICHAEL ALLEN IRELAND,  
Deceased.

## NOTICE OF ADMINISTRATION

The administration of the estate of MICHAEL ALLEN IRELAND, deceased, File Number 24-11910-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Department, 315 Court Street, Clearwater, Florida 33756. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF FIRST PUBLICA-

## PINELLAS COUNTY

TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY ON THEM.

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

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

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

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

The personal representative for this estate is, Ryan Ireland c/o Stephen A. Ferra, P.A., 2380 Drew Street, Suite 2, Clearwater, FL 33765.

First date of publication of this notice is June 6, 2025.

Attorney for Personal Representative:

STEPHEN A. FERRA, P.A.  
/s/ STEPHEN A. FERRA, ESQ.  
2380 Drew Street, Suite 2  
Clearwater, FL 33765  
727-446-7204, FBN #708895  
email: flalaw@aol.com

6/6-6/13/25LG 2T

## IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION  
File No. 25-003660-ES

IN RE: ESTATE OF  
PARIS ARTHUR BOSSERMAN  
a/k/a PARIS A. BOSSERMAN,  
Deceased.

## NOTICE TO CREDITORS

The administration of the Estate of Paris Arthur Bosserman a/k/a Paris A. Bosserman, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:

Tyler Bosserman  
918 Challenger  
Lakeway, Texas 78734

Attorney for Personal Representative:

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

6/6-6/13/25LG 2T

## IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

**PINELLAS COUNTY**

COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
NANCY M. JAMESON  
11 Hickory Ridge Drive  
Plaistow, New Hampshire 03865

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

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-0003666ES**

IN RE: ESTATE OF  
DIANE M. CARVER  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of DIANE M. CARVER, deceased, whose date of death was June 19, 2024; File Number 25-0003666ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
TERESA LYNN CARVER  
174 84th Avenue North  
St. Petersburg, FL 33702

Personal Representative's Attorneys:  
Derek B. Alvarez, Esq. - FBN: 114278  
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esq. - FBN: 65928  
WCM@GendersAlvarez.com  
GENERSALVAREZDIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222

Eservice for all attorneys listed above:  
GADeservice@GendersAlvarez.com

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR THE  
SIXTH JUDICIAL CIRCUIT IN AND FOR  
PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
Case No: 24-009231-ES**

IN RE: ESTATE OF  
DEMITRA SWEARINGEN  
a/k/a DEMITRA REIFSNIDER,  
Deceased.

**NOTICE OF ACTION**

TO: STEPHEN STEVE STAVROS  
STAMATELOPOULOS

YOU ARE HEREBY NOTIFIED of an action for Probate Administration of the Estate of DEMITRA SWEARINGEN a/k/a DEMITRA REIFSNIDER has been filed and you have been identified as an interested party to the proceeding. You are required to file your answer or written defenses, if any, on Petitioner's attorney, Zoecklein Law, PA, 150 East Bloomingdale Avenue, Brandon, Florida 33511, on or before 06/20/2025, and file the original with the clerk of this court either before service on the Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Petition.

DATED in Pinellas County, Florida on 05/16/2025

Ken Burke,  
As Clerk of the Court  
By: s/ Illegible  
As Deputy Clerk

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

**POLK COUNTY****POLK COUNTY**

**IN THE CIRCUIT COURT OF THE TENTH  
JUDICIAL CIRCUIT IN AND FOR POLK  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 25-CP-001629**

IN RE: ESTATE OF  
MARIE ELLEN PORTER,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Marie Ellen Porter, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 first date of publication is June 13, 2025.

Personal Representative:  
Regan Pisarski  
9167 Michigan Avenue  
Weeki Wachee, FL 34613

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

6/13-6/20/25LG 2T

**IN THE COUNTY COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO: 2025CC001060**

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

vs.

MARK MASSIE and JUANITA MASSIE,  
husband and wife and UNKNOWN  
TENANT,  
Defendants.

**NOTICE OF ACTION**

STATE OF FLORIDA

TO: MARK MASSIE and JUANITA MASSIE and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Polk County, Florida:

**Lot 21, BERKLEY RIDGE PHASE 3, a subdivision according to the plat thereof recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk County, Florida.**

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 thirty (30) days after the first publication of this Notice of Action on:

SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, 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. Default Date: 7/18/2025.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (863) 534-4686. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 10th day of June, 2025.

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

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP001628**

IN RE: ESTATE OF  
DAVID GARZA

**POLK COUNTY**

Deceased

**NOTICE TO CREDITORS**

The administration of the estate of DAVID GARZA, deceased, whose date of death was July 2, 2024; File Number 2025CP001628, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

Personal Representative:  
NORMA ALICIA RAMIREZ  
17 Renee Street  
Lakeland, FL 33815

Attorneys for Personal Representative:  
Derek B. Alvarez, Esq. - FBN 114278  
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esq. - FBN 65928  
WCM@GendersAlvarez.com  
GENERSALVAREZDIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222

Eservice for all attorneys listed above:  
GADeservice@GendersAlvarez.com

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT IN AND FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
CASE NO. 2025CP1767A000BA**

IN RE: ESTATE OF  
DAVID FOUNTAIN DAVIDSON,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of DAVID FOUNTAIN DAVIDSON, deceased, Case Number 2025CP1767A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-1, Bartow, Florida 33830-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is June 13, 2025.

Personal Representative:  
HAYDEN DAVIDSON  
11239 Fish Eagle Drive  
Riverview, FL 33569

Attorney for Personal Representative:  
Dawn M. Chapman, Esq.  
Florida Bar # 898791  
LEGACY LAW OF FLORIDA, P.A.  
Email: info@legacylawoffi.com  
Secondary Email:  
dawn@legacylawoffi.com  
205 N. Parsons Avenue  
Brandon, FL 33510  
813/643-1885

6/13-6/20/25LG 2T

**IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-001597**

IN RE: ESTATE OF  
MOHAMED FAROUK KHAN,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Mohamed Farouk Khan, deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 330 W. Church Street, Bartow,

**POLK COUNTY**

Florida 33831. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is June 13, 2025.

Personal Representative:  
Jaunita Reasat  
15792 Hershey Court  
Apple Valley, Minnesota 55124

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

6/13-6/20/25LG 2T

**IN THE COUNTY COURT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-CC-002229**

WILDWOOD HOMEOWNERS  
ASSOCIATION, INC.,  
Plaintiff,

vs.

THOMAS BALLI,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Foreclosure entered in this cause on May 28, 2025, by the County Court of Polk County, Florida, the property described as:

Lot 15, Wildwood I, according to the map or plat thereof, as recorded in Plat Book 79, Page(s) 13 and 14, of the Public Records of Polk County, Florida.

and more commonly known as 1359 Primrose Court, Lakeland, FL 33811.

will be sold at public sale by the Polk County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at [www.polk.realforeclose.com](http://www.polk.realforeclose.com) on July 2, 2025.

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

"In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

/s/ Alexa Camareno Caldevilla, Esquire  
Florida Bar No.: 1031636  
[acamareno@bushross.com](mailto:acamareno@bushross.com)

BUSH ROSS, P.A.  
Post Office Box 3913  
Tampa, FL 33601  
Telephone No.: (813) 204-6492  
Facsimile No.: (813) 223-9620  
Attorney for Plaintiff

6/13-6/20/25LG 2T

**IN THE COUNTY COURT IN AND FOR  
POLK COUNTY, FLORIDA  
Case No.: 2025-CC-000742**

Kensington View Homeowners  
Association, Inc.,  
Plaintiff,

vs.

Oshane Bucknor; et al.  
Defendant(s).

**NOTICE OF ACTION**

TO: OSHANE BUCKNOR  
445 Kensington View Drive  
Winter Haven, FL 33880

ALL UNKNOWN TENANTS/OWNERS  
445 Kensington View Drive  
Winter Haven, FL 33880

YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Polk County, Florida:

LOT 17, KENSINGTON VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 166, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on RYAN FONG, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La

**POLK COUNTY**

Gaceta, 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 Lien Foreclosure Complaint. Default Date: July 11, 2025.

Dated this 4th day of June, 2025

Stacy M. Butterfield  
Clerk of Courts

By: s/ Asuncion Nieves  
As Deputy Clerk

6/13-6/20/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA WILMINGTON SAVINGS FUND SOCIETY, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, Plaintiff, vs. WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; et al., Defendants.

Case No: 2022-CA-002101  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated July 31, 2024, and entered in Case No. 2022-CA-002101 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, is the Plaintiff and

WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; THUY THI KIM TRAN; UNKNOWN SPOUSE OF WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; UNKNOWN SPOUSE OF THUY THI KIM TRAN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC. and UNKNOWN

TENANT #1 N/K/A CHAMIRA LANGS, are Defendants. Stacy M. Butterfield, the Polk County Clerk of Courts will sell to the highest and best bidder for cash at <https://www.polk.realforeclose.com/> at 10:00 A.M. on July 8, 2025 the following described

property set forth in said Final Judgment, to wit: CASE NO: 2022-CA-002101 LOT 2, BLOCK 3596, POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS

RECORDED IN PLAT BOOK 62, PAGE(S) 39 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Commonly known as: 417 Bay Leaf Dr., Kissimmee, FL 34759

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less

any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED May 30th, 2025.

/s/ J. Bennett Kitterman  
J. Bennett Kitterman, Esq.  
Florida Bar No. 98636  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810

Tel: (407) 730-4644  
Attorney for Plaintiff  
Service Emails:

bkitterman@lenderlegal.com  
EService@LenderLegal.com  
If you are a person with a disability who needs any accommodation in order to participate

in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working

days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. 11080-1014942

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2024CA002346000000

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2023-NQM7 TRUST, PLAINTIFF, vs. LHL INVESTMENT, LLC, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 10, 2025 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on July 3, 2025, at 10:00 AM, at

**POLK COUNTY**

600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441  
Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: eservice@tmppllc.com  
By: Ezra Scrivanich, Esq.  
FBN: 0028415

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 Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1014734

**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**

File No. 2025CP001537A000BA

IN RE: ESTATE OF  
ROBERT ALLEN CLARK  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of ROBERT ALLEN CLARK, deceased, whose date of death was December 2, 2023; File Number 2025CP001537A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
AMANDA JO HANCOCK  
P.O. Box 432  
Lake Hamilton, FL 33851

Attorneys for Personal Representative:  
Derek B. Alvarez, Esq. - FBN 114278  
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN 146528  
AFD@GendersAlvarez.com  
Whitney C. Miranda, Esq. - FBN 65928  
WCM@GendersAlvarez.com  
GENDERS♦ALVAREZ♦DIECIDUE, P.A.  
2307 West Cleveland Street  
Tampa, FL 33609  
Phone: (813) 254-4744  
Fax: (813) 254-5222

**Eservice for all attorneys listed above:**  
GADeservice@GendersAlvarez.com

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**

File No. 2024-CP-003529

IN RE: ESTATE OF  
OTTO KRAMER  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of Otto Kramer, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
Johanna Kramer  
508 Brighton Drive  
Davenport, Florida 33897

Attorney for Personal Representative:  
/s/ Ryan G. Nagle

**POLK COUNTY**

Ryan G. Nagle, Esquire  
Florida Bar Number: 1017917  
ADRIAN PHILIP THOMAS, P.A.  
515 East Las Olas Boulevard, Suite 1050  
Fort Lauderdale, Florida 33301  
Telephone: (954) 764-7273  
Fax: (954) 764-7274  
E-Mail: legal-service@aptpa.com

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION**

File No. 2025CP001280A000BA

IN RE: ESTATE OF  
SOPHIA WANG,  
a/k/a DEBORAH ANN RODRIQUES,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of SOPHIA WANG, deceased, whose date of death was April 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000 Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
/s/ Cecelia Marie Williams  
Cecelia Marie Williams  
c/o Barrister Law Firm  
901 N. Lake Destiny Road, Suite 151  
Maitland, FL 32751

Attorney for Personal Representative:  
/s/ Callahan R. Cleere, Esq.  
Florida Bar Number: 1044308  
Barrister Law Firm, P.A.  
901 N. Lake Destiny Road, Suite 151  
Maitland, FL 32751  
Telephone: (407) 205-2906  
Fax: (407) 386-6621  
E-Mail: callahan@barlaw.com

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA**Case No.: 2025-DR-002750-A000-BA  
Division: 13

IN RE: THE NAME CHANGE OF  
J.K.S.

KAYTLYN ELAYNE MAXWELL,  
Petitioner

**NOTICE OF ACTION**

TO: DAVID JAMES MORRISON

YOU ARE NOTIFIED that a Petition for Name Change of J.K.S. DOB 2/6/2016 has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Prosper Law PLLC, whose address is PO Box 950822, Lake Mary, FL 32795, on or before June 13, 2025, and file the original with the clerk of this Court at: 930 E. Parker St., Room 240, Lakeland, FL 33801-1929, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 05/05/2025  
Stacy M. Butterfield  
Clerk of the Circuit Court  
By: s/ Shari R. Reed  
Deputy Clerk

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

**SARASOTA COUNTY****NOTICE OF INTENTION TO REGISTER****SARASOTA COUNTY****FICTITIOUS TRADE NAME**

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

**NEVIUS LEGAL**

Owner: Timothy M. Nevius  
1343 Main Street, Suite 705  
Sarasota, FL 34236

6/13/25LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA WILMINGTON SAVINGS FUND SOCIETY,

AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, Plaintiff,  
vs.  
WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; et al., Defendants.

Case No: 2022-CA-002101  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated July 31, 2024, and entered in Case No. 2022-CA-002101 of the Circuit Court of the Tenth Judicial

Circuit in and for Polk County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY,

AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, is the Plaintiff and WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; THUY THI KIM TRAN; UNKNOWN SPOUSE OF WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; UNKNOWN SPOUSE OF THUY THI KIM TRAN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC. and UNKNOWN

TENANT #1 N/K/A CHAMIRA LANGS, are Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts will sell to the highest and best bidder for cash at

https://www.polk.realforeclose.com/ at 10:00 A.M. on July 8, 2025 the following described

property set forth in said Final Judgment, to wit: CASE NO: 2022-CA-002101 LOT 2, BLOCK 3596, POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 39 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Commonly known as: 417 Bay Leaf Dr., Kissimmee, FL 34759

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED May 30th, 2025.

/s/ J. Bennett Kitterman  
J. Bennett Kitterman, Esq.  
Florida Bar No. 98636  
Lender Legal PLLC  
1800 Pembroke Drive, Suite 250  
Orlando, FL 32810

Tel: (407) 730-4644  
Attorney for Plaintiff

Service Emails:  
bkitterman@lenderlegal.com  
EService@LenderLegal.com

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

Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. 11080-1014942

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

CASE No. 2024CA002346000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OBX 2023-NQM7 TRUST, PLAINTIFF,

VS.  
LHL INVESTMENT, LLC, ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 10, 2025 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on July 3, 2025, at 10:00 AM, at www.polk.realforeclose.com for the following described property:

LOT 139, SOLTERRA PHASE 2A1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE(S) 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

Tromberg, Morris & Partners, PLLC  
Attorney for Plaintiff  
600 West Hillsboro Boulevard  
Suite 600  
Deerfield Beach, FL 33441

**SARASOTA COUNTY**

Telephone #: 561-338-4101  
Fax #: 561-338-4077  
Email: eservice@tmppllc.com  
By: Ezra Scrivanich, Esq.  
FBN: 0028415

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 Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1014734

**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**

File No. 2025-CP-001253-SC

IN RE: ESTATE OF  
JOHN EVERET TALMAN  
JOHN E. TALMAN  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of JOHN EVERET TALMAN, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 June 6, 2025.

Personal Representative:  
DEREK ALANN SEAY  
P.O. Box 1074  
Collinsville, VA 24078

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

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**

CASE #: 2025 CP 002343 NC

IN RE: ESTATE OF  
PATRICIA THERESA MCKENNA,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the estate of PATRICIA THERESA MCKENNA, deceased, whose date of death was January 9, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025 CP 002343 NC; the address of which 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 6, 2025.

Personal Representative:  
Matthew T. McKenna  
3227 Jenna Mae Way  
Lakeland, FL 33812

Attorney for Personal Representative:  
Gregory A. Kaiser, Esquire  
FBN 47376 ~ greg@wtpelf.com  
Attorneys for Matthew T. McKenna, PR  
Wills, Trusts, Probate and Elder Law Firm  
6751 Professional Parkway, Suite 104  
Sarasota, FL 34240  
Telephone (941) 914-9145  
Fax (941) 914-9514

6/6-6/13/25LG 2T

**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION**

File No. 25-CP 001890-SC

IN RE: ESTATE OF

**FISHHAWK RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings and Regular Meeting**

The Board of Supervisors (“**Board**”) for the Fishhawk Ranch Community Development District (“**District**”) will hold two public hearings and a regular meeting at the following date, time, and location:

DATE: July 23, 2025  
 TIME: 6:30 p.m.  
 LOCATION: The Palmetto Club  
 17004 Dorman Road  
 Lithia, Florida 33547

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

<b>Lot Type</b>	<b>Total # of Units</b>	<b>EAU Factor</b>	<b>Proposed Gross O&amp;M Assessment (including collection costs / early payment discounts)</b>
Unit	5026	1.00	\$1,198.49

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

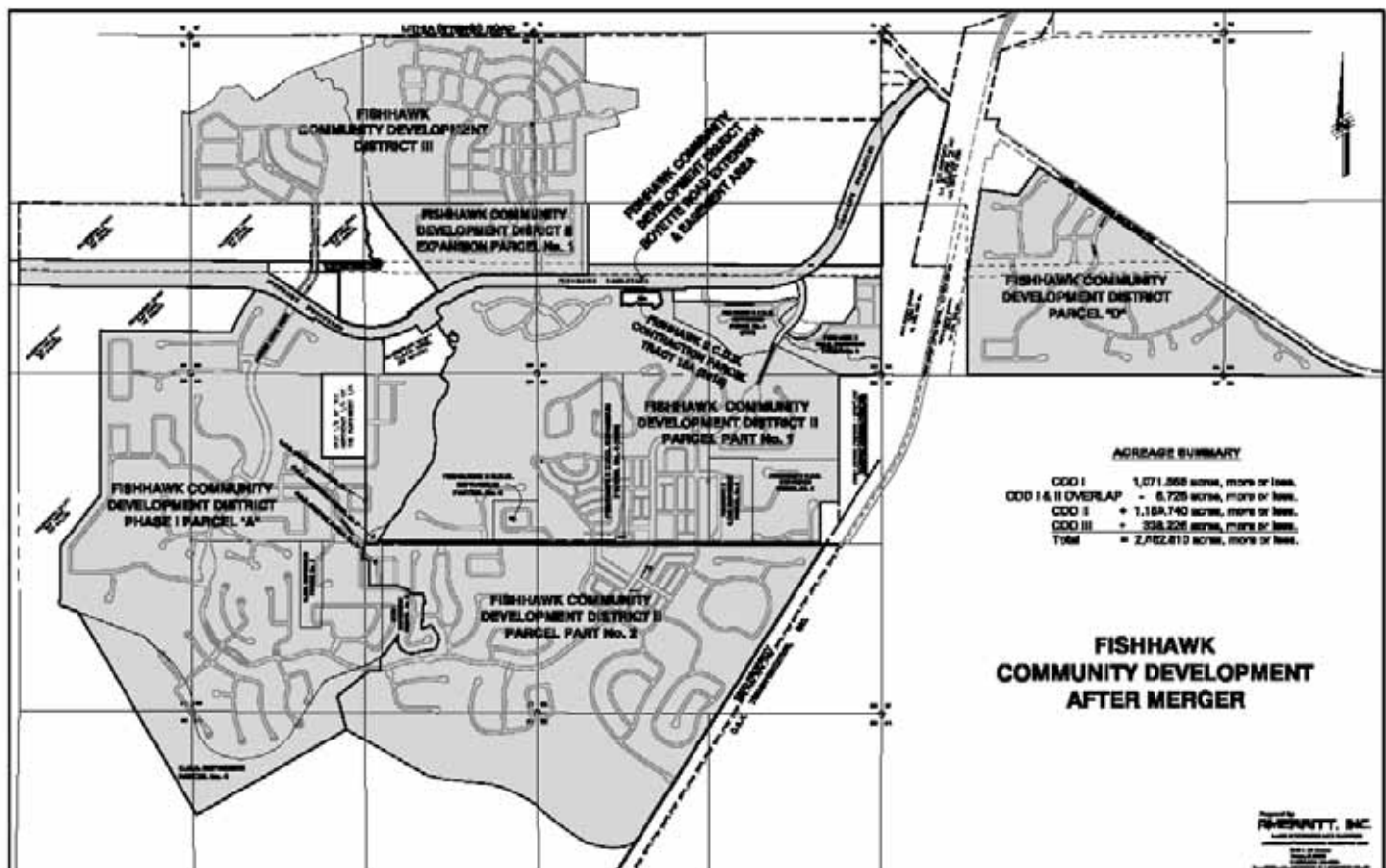
For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments but may choose to directly collect the assessments imposed on any benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the offices of the District Manager, by phone at 813-575-1955, or by email at edailey@halifax-solutions.com (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at www.fishhawkranhccdd.org. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days 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 Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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  
Halifax Solutions, LLC  
District Manager

6/13-6/20/25LG 2T



**PERÍODO DE COMENTARIOS DE 30 DÍAS  
PARA EL PLAN DE ACCIÓN ANUAL 2025-26  
PROGRAMA DE SUBVENCIONES EN BLOQUE PARA EL DESARROLLO COMUNITARIO  
DE LA CIUDAD DE BRADENTON**

El Departamento de Vivienda y Desarrollo Urbano de EE.UU le ha asignado a la Ciudad de Bradenton \$447,763 en fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) para satisfacer las necesidades de vivienda y desarrollo comunitario de personas de ingresos bajos y moderados para el año del programa 2025-26.

Se alienta a la comunidad a proporcionar comentarios y serán recibidos del 14 de junio al 15 de julio de 2025. Los comentarios se pueden compartir mediante los siguientes medios:

Por teléfono: Comuníquese con Dietra Barfield, Especialista en Vivienda y Desarrollo Comunitario al 941-932-9464

Por e-mail: Por favor, envíe correos electrónicos a Dietra Barfield a [dieta.barfield@bradentonfl.gov](mailto:dieta.barfield@bradentonfl.gov)

Por correo ordinario: City of Bradenton  
Housing and Community Development  
101 12th St. W.  
Bradenton, FL 34205  
A la atención de: Dietra Barfield, Especialista en Vivienda

Hemos recibido solicitudes de los siguientes socios comunitarios:

Manatee County Habitat for Humanity, Inc.  
Meals on Wheels Plus of Manatee, Inc.  
Departamento de Policía de Bradenton  
Step Up Suncoast, Inc. y  
Family Resources, Inc.

Se realizará una audiencia pública sobre recomendaciones de adjudicación el 23 de julio de 2025 a las 8:30 a.m. en las Cámaras del Concejo en el Ayuntamiento.

**Declaración de no discriminación:** La Ciudad de Bradenton prohíbe la discriminación en todos sus servicios, programas o actividades por motivos de raza, color, edad, discapacidad, sexo, origen nacional, religión, información genética o estado civil. Las personas con una discapacidad que necesiten una adaptación razonable para participar, o que requieran asistencia o un medio alternativo para la comunicación de la información del programa, como por ejemplo el Braille, letra grande, etc., deben ponerse en contacto con:

City of Bradenton  
ADA/Title VI Coordinator  
101 Old Main Street  
Bradenton, FL 34205  
[ADACoordinator@cityofbradenton.com](mailto:ADACoordinator@cityofbradenton.com)  
941-932-9470  
TTY: 7 – 1 – 1 o al 1-800-955-9771

La ciudad de Bradenton proveerá servicio de intérprete a las personas cuyo primer idioma no sea el inglés. Si necesita estos servicios, usted o su representante puede comunicarse con el Coordinador de ADA/Title VI, 101 Old Main Street, Bradenton, FL 34205. También puede llamar al (941) 932-9470 o enviar un correo electrónico a [ADACoordinator@cityofbradenton.com](mailto:ADACoordinator@cityofbradenton.com).

Vil Bradenton ap bay sèvis entèprèt pou moun ki gen premye lang pa angle. Si ou bezwen sèvis sa yo, ou menm oswa reprezantan ou ka kontakte Koòdonatè ADA / Tit VI, 101 Old Main Street, Bradenton, FL 34205. Ou ka rele tou (941) 932-9470 oswa voye yon imèl bay [ADACoordinator@cityofbradenton.com](mailto:ADACoordinator@cityofbradenton.com).

Gene Brown, Alcalde  
Ciudad de Bradenton, FL



6/13/25LG 1T

**NOTICE OF PUBLIC HEARING**

**TO CONSIDER A PUBLIC CONVENIENCE AND NECESSITY WAIVER**

On June 18, 2025, at 10:00 a.m., at the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, the Board of County Commissioners of Hillsborough County, Florida, will conduct a public hearing to consider a petition from the University of South Florida Medical Response Unit requesting a waiver from the county ordinance in applying for an ambulance Certificate of Public Convenience and Necessity. All documents regarding this petition are available for inspection and further information may be obtained by contacting: Hillsborough County Health Care Services, PO Box 1110, Tampa, Florida 33601 or [EMPC@HCFCL.gov](mailto:EMPC@HCFCL.gov) or (813) 276-2051. All interested parties may participate in this hearing and be heard with respect to the petition being considered. Participation is available by appearing in-person in the Board Room located on the 2nd floor of County Center or by appearing virtually via communications media technology. Anyone wishing to speak in-person or virtually may do so by completing a public comment form found at [HCFCL.gov/SpeakUp](http://HCFCL.gov/SpeakUp). The form is open for sign-up 48 hours prior to the start of the meeting, and in-person sign-up is available on the day of the meeting in the lobby of the County Center (assistance will be available on-site between 8:30 a.m. and 9:00 a.m.). Sign-up for both virtual and in-person public speaking opportunities for public hearings and public comments closes at 9:00 a.m. on the day of the meeting. When completing the form, an option is available to notify whether comments will be provided virtually or in-person. Public comments offered virtually will be afforded equal consideration as if the public comments were offered in person. Written comments or documents may be submitted prior to the public hearings by sending them to [boccrec@hillsclerk.com](mailto:boccrec@hillsclerk.com). To facilitate the public comment process, all speakers will be required to provide their name, email address, and telephone number. For those speaking virtually, an audio call-in number will be provided after the sign-up form is received by the County. All virtual speakers will be muted upon joining the meeting and will be unmuted after being recognized by the Chair. The Chair will call on speakers by name in order in which the requests to speak were received. Prioritization is on a first-come first-served basis. Up to three (3) minutes are allowed for each speaker. Board Room seating capacity is 85 visitors for special recognitions, public comment, and viewing. If capacity is met, overflow will be accommodated in the County Center 1st floor multipurpose room. Face coverings are strongly encouraged in the Board Room, though not required. The public can listen and view the meeting live through [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings); County HTV cable television channels Spectrum 637 and Frontier 22; and at [HCFCL.gov/newsroom](http://HCFCL.gov/newsroom). Any person who might wish to appeal any decision made by the Hillsborough County Board of County Commissioners regarding any matter considered at the forthcoming public hearing or meeting is hereby advised that they will need a record of the proceedings, and for such purpose they may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. All County meetings and facilities are accessible in accordance with the American Disabilities Act. Necessary accommodations will be provided with 48 hours' notice.

6/13/25LG 1T

**NOTICE OF INTENT TO SELL**

Pursuant to Section 373.089, Florida Statutes, the Southwest Florida Water Management District intends to sell an interest in certain lands owned by the District.

SWF Parcel 13-001-741S (TBC-16)

Real estate in Hillsborough County consisting of approximately 1.142 acres in Section 22, Township 29, Range 19. Property Appraiser of Hillsborough County, Florida, identifies this property as a portion of Parcel ID A-22-29-19-ZZZ-000005-81110.0.

Specifications may be obtained from the District at 2379 Broad Street, Brooksville, Florida 34604 or by calling (352) 448-6003. 6/6-6/20/25LG 3T



THE SARASOTA HOUSING AUTHORITY (SHA) IS PLEASED ANNOUNCE THAT APPLICATIONS ARE BEING ACCEPTED BEGINNING TUESDAY, JUNE 24<sup>TH</sup>, 2025, AT 8:00 AM THROUGH WEDNESDAY, JUNE 25<sup>TH</sup>, 2025 AT 4:00 PM FOR THE FOLLOWING AFFORDABLE HOUSING UNITS:

- **Annex** – 75 one-bedroom units for both elderly (62+) and or disabled
- **Bertha Mitchell** – 100 - unit family property, accepting for 2 to 5-bedroom units
- **McCown Towers** – 100 - 1-bedroom units for elderly (62+)
- **NSP Homes** – 11 scattered sites 2 and 3 Bedroom homes

Applications should be completed online by going to our website at <https://sarasotahousing.org/default.aspx>.

Applicants with disabilities who require reasonable accommodation or who are unable to access the internet or apply online, may either: (*Requests will not be taken over the phone.*)

1. Pick up an application between 8 am and 4 pm starting Tuesday, June 24<sup>th</sup> through Wednesday, June 25<sup>th</sup> at any of the 3 locations below:

**Sarasota Housing Authority Administrative Office, 269 S. Osprey Avenue  
Bertha Mitchell/NSP Homes, 1912 N. Orange Avenue  
McCown Towers/Annex, 1300 Blvd of the Arts**

-OR-

2. Request an application in writing – request must be received by our offices no later than **Wednesday, June 25<sup>th</sup>, at 4:00 pm** and the application(s) will be mailed to them. Please include your name, address and which property application (above) you are requesting. Please send all written requests to:

**SARASOTA HOUSING AUTHORITY  
(Insert Property Name) Application  
269 S. OSPREY AVE.  
SARASOTA, FL 34236**

***DUPLICATE APPLICATIONS WILL BE REJECTED, SO PLEASE DO NOT SUBMIT MORE THAN ONE APPLICATION PER PROPERTY. REQUESTS FOR APPLICATIONS RECEIVED AFTER THE DEADLINE WILL NOT BE ACCEPTED.***

It is anticipated that all applications will be processed by July 31, 2025. Once applications are processed and added to a waitlist, you can verify your status and update your contact information in the applicant portal section of the SHA website at [www.sarasotahousing.org](http://www.sarasotahousing.org) or in writing to the address above. **Please do NOT call or email to inquire about your application status because no information will be given over the telephone.**

**\*For future notices and openings please visit our website at [www.sarasotahousing.org](http://www.sarasotahousing.org)**

Equal Housing Opportunity



**CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors for Cheval West Community Development District will hold a Public Hearing and a regular meeting on August 21, 2025, at 10:30 a.m. at the Cheval West Golf & Country Club, Sunset Room, 4310 Cheval Boulevard, Lutz, Florida 33558.

The first purpose of the Public Hearing is to receive public comment and testimony on the Fiscal Year 2025/2026 Proposed Budget(s). The additional purpose of the Public Hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2025/2026 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The Public Hearing is being conducted pursuant to Chapter 190, Florida Statutes, and additional applicable law. At the conclusion of the Public Hearing, the Board will, by Resolution, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll which describes each property to be assessed and the amount to be assessed, and/or the agendas for the Public Hearing and meeting may be obtained at the Office of the District Manager, via email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com).

In accordance with Chapter 189, Florida Statutes, the Proposed Budget will be posted on the District's website <https://www.chevalwest.com/> at least two days before the Budget Public Hearing date.

The Public Hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The Public Hearing and/or meeting may be continued without additional notice to a date, time, and location to be specified on the record at the Public Hearing or meeting.

Any person requiring special accommodations at this Public Hearing or meeting because of a disability or physical impairment should contact the District Manager's office at least forty-eight (48) hours prior to the Public Hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or toll free at 1-800 955-8770 for aid in contacting the District Manager at least three (3) days prior to the date of the Public Hearing and meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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

6/13-6/20/25LG 2T

**NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING  
OF THE AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Avelar Creek Community Development District (the "District") will hold a public hearing and a meeting on July 30, 2025, at 6:00 p.m. at the Avelar Creek Clubhouse, 10125 Holland Road, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website [www.avelar-creekcdd.org](http://www.avelar-creekcdd.org) at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) or via phone at (813) 575-1955.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

**AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT  
Table of Proposed FY 2025/2026 O&M Assessments**

The O&M Assessments (in addition to debt assessments) will appear on November 2025 Hillsborough County property tax bill. Smount Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. **Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.** All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

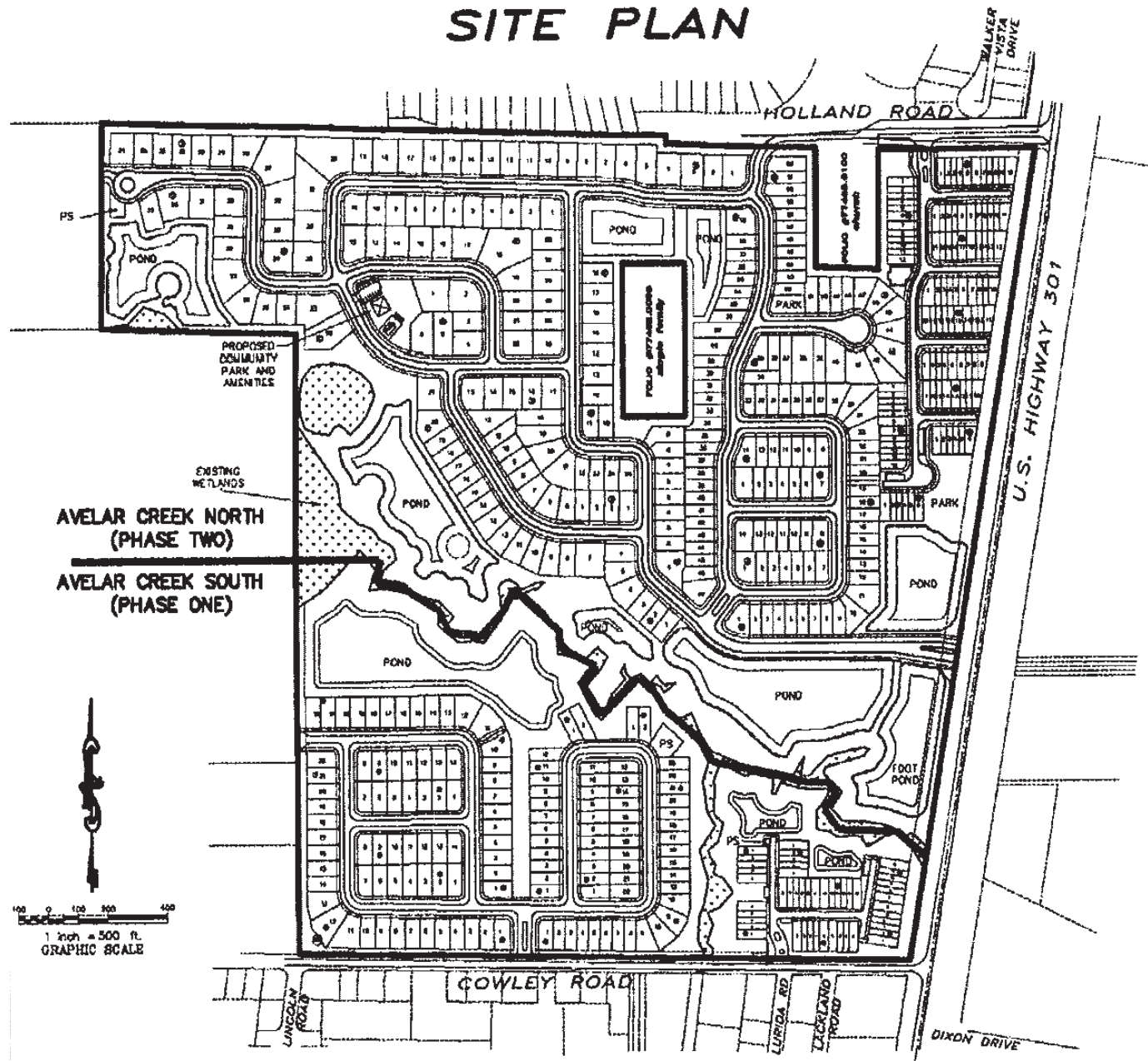
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

<b>TOTAL O&amp;M BUDGET</b>	<b>\$492,919.00</b>
<b>COLLECTION COSTS AND EARLY PAYMENT DISCOUNT@ 6%</b>	<b>\$31,462.91</b>
<b>TOTAL O&amp;M ASSESSMENT</b>	<b>\$524,381.91</b>

SIZE PLATTED LOTS	EAU	UNITS	PER LOT O&M 2024/2025	PROPOSED PER LOT O&M 2025/2026
Townhome	.37	153	\$350.17	\$434.34
Single Family 40 Ft.	.80	179	\$761.24	\$943.14
Single Family 50 Ft.	1.00	122	\$951.54	\$1,180.17
Single Family 60 Ft.	1.29	95	\$1,233.20	\$1,527.64
<b>TOTAL UNITS 549</b>				

**SITE PLAN**



**AVELAR CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Eric Dailey  
District Manager

6/13/25LG 1T

(Continued on next page)

**SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") for the Spring Lake Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 22, 2025  
 TIME: 6:30 p.m.  
 LOCATION: Clubhouse at Lake Lucaya Club  
 11305 Lake Lucaya Drive, Riverview, FL 33579

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Townhome	130	0.67	\$812.35
Single Family 40 Ft.	150	0.80	\$969.96
Single Family 50 Ft.	377	1.00	\$1,212.46
Single Family 60 Ft.	160	1.20	\$1,454.95
Single Family 70 Ft.	119	1.40	\$1,697.44
Single Family 80 Ft.	28	1.60	\$1,939.93

\*includes collection costs and early payment discounts

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

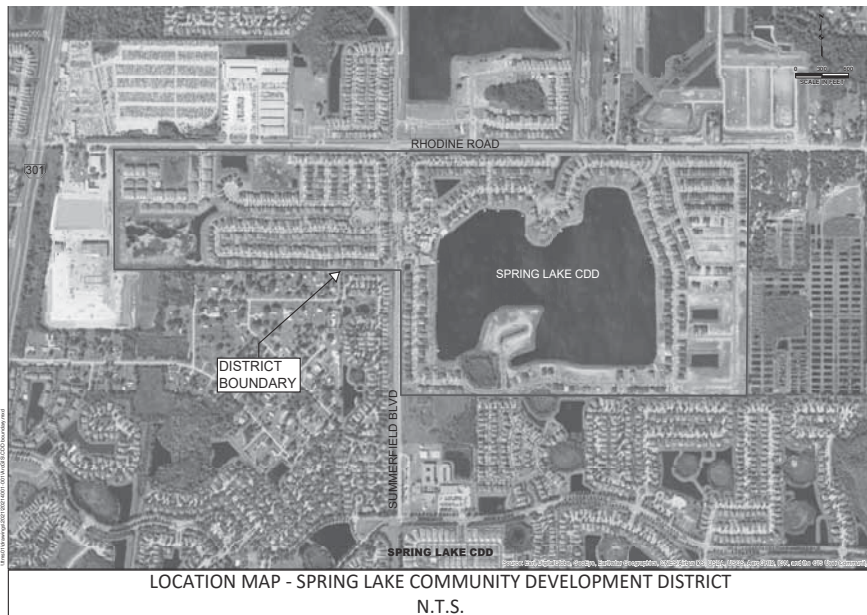
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, in writing at Halifax Solutions, LLC, 4532 West Kennedy Blvd. #328, Tampa, FL 33609, by telephone at (813) 575-1955 or email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.springlakecdd.org](http://www.springlakecdd.org). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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

6/13-6/20/25LG 2T

**STATE OF FLORIDA  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 NOTICE OF PROPOSED AGENCY ACTION**

The Department of Environmental Protection gives notice of its intent to issue a solid waste construction, operation, and closure permit to Blue Monkey Disposing & Recycling Inc located at 1603 43rd Street North, Tampa, Florida 33605. This is a permit renewal for a waste processing facility (transfer station) operation permit which also includes the authorization to construct a new waste processing building. The Department has assigned File Number(s) 292681-005-SO/30 to this project.

The Department's file on this matter is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department of Environmental Protection, Solid Waste Section, 13051 N Telecom Parkway, Temple Terrace, Florida 33637, phone 813-470-5700. Documents are also available at the following link: [http://appprod.dep.state.fl.us/WWW\\_WACS/REPORTS/SW\\_Facility\\_Docs.asp?wacsid=95533](http://appprod.dep.state.fl.us/WWW_WACS/REPORTS/SW_Facility_Docs.asp?wacsid=95533).

A person whose substantial interests are affected by the above proposed agency action may petition for an administrative determination (hearing) under sections 120.569 and 120.57 of the Florida Statutes. The petition must contain the information set forth below and must be filed (received) in the Department's Office of General Counsel, Marjory Stoneman Douglas Building, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Petitions filed by any persons other than those entitled to written notice under section 120.60(3) of the Florida Statutes must be filed within 14 days of publication of this notice or receipt of the written notice, whichever occurs first. The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person 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 of the Florida Statutes, 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 of the Florida Administrative Code. A petition that disputes the material facts on which the Department's action is based must contain the following information:

- (a.) The name, address, and telephone number of each petitioner, the applicant's name and address, the Department File Number and the county in which the project is proposed;
- (b.) A statement of how and when each petitioner received notice of the Department's action or proposed action;
- (c.) A statement of how each petitioner's substantial interests are affected by the Department's action or proposed action;
- (d.) A statement of all material facts disputed by petitioner or a statement that there are no disputed facts;
- (e.) A statement of facts which the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- (f.) A statement of which rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- (g.) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wants the Department to take with respect to the Department's action or proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by rule 28-106.301 of the Florida Administrative Code.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. In accordance with Section 120.573, F.S., the Department advises that mediation is not available in this case as an alternative to filing a petition for an administrative determination.

6/13/25LG 1T

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