

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

**FIRST INSERTION**  
**NOTICE OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY**  
UNITED STATES DISTRICT COURT  
MIDDLE DISTRICT OF FLORIDA  
TAMPA DIVISION  
IN ADMIRALTY  
Case No.: 8:23 cv-02890  
IN RE: PETITION OF FREEDOM MARINE SALES LLC, as titled owner, and FREEDOM BOAT CLUB LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number K1S89500C323, her engines, tackle, and appurtenances, Petitioners.  
NOTICE is hereby given that Petitioners Freedom Marine Sales LLC, as titled owner, and Freedom Boat Club LLC, as owner pro hac vice of and for the M/V TIMELESS, a 2023 Crownline E235XS, hull identification number K1S89500C323, her engines, tackle, and appurtenances (the "Vessel"), have filed a Petition claiming the benefit of exoneration from and/or limitation of liability according to law and as provided in Section 30501 *et seq.* of Title 46, United States Code, Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, and the statutes supplemental thereto and amendatory thereof, and also contesting liability independently of the limitation of liability claimed in said Petition for any loss, damage or injury occurring on or about July 30, 2023, in navigable waters in the area of Holmes Beach, Manatee County, Florida as described in the Petition and said Petition also stating the facts and circumstances upon which exoneration from and/or limitation of liability is claimed.  
All persons or corporations having claims arising out of the events mentioned above and as more particularly described in the Petition must present them as provided in Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, to the Clerk, United States District Courthouse for the Middle District of Florida located at 801 North Florida Avenue, Tampa, FL 33602 and serve on or mail copies thereof to the Petitioners' attorneys, CHARLES S. DAVANT, ESQUIRE and BRANDON BUSHWAY, ESQUIRE, DAVANT LAW, P.A., 12 Southeast 7th Street, Suite 601, Fort Lauderdale, Florida 33301, on or before September 20, 2024 or be defaulted. Personal attendance is not required.  
Any claimant desiring to contest the allegations of the Petition shall file and serve on counsel for Petitioners an Answer to the Petition on or before the aforesaid date unless the Claim includes an Answer so designated or be defaulted.  
Aug. 9, 16, 23, 30, 2024 24-02419H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE:**  
Notice is hereby given that on 08/27/2024 at 09:00 AM the following vehicle(s) may be sold at public sale at 910 E FOWLER AVENUE TAMPA FL 33612 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.  
2G1WF55E129279986  
2002 CHEV \$1981.88  
The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:  
Lienor Name: QUALITY VALUE AUTOMOTIVE REPAIR INC  
Lienor Address: 910 E FOWLER AVE, TAMPA, FL 33612  
Lienor Telephone #: 813-971-2886  
MV License #: MV91539  
Location of Vehicles: 910 E FOWLER AVENUE, TAMPA, FL 33612  
The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.  
August 9, 2024 24-02421H

**FIRST INSERTION**  
**Notice of Public Hearing and Board of Supervisors Meeting of Wynnmere East Community Development District**  
The Board of Supervisors (the "Board") of Wynnmere East Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 29, 2024, at 6:00 p.m. at the office of Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview, Florida 33578.  
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting <http://wynnmereeastdcd.com>, or may be obtained by contacting the District Manager's office via email at [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com) or via phone at (813) 933-5571.  
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. The public may attend the meeting at the Clubhouse or by conference line. Please check the District's website at <http://wynnmereeastdcd.com>, prior to the public hearing/meeting date for the call in number in order to attend via the conference line.  
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.  
Stephanie DeLuna  
District Manager  
August 9, 2024 24-02393H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
Your Mechanic 813 LLC gives notice & intent to sell for non-payment of labor, service & storage fees the following vehicle on 09/12/2024 at 8:30 AM at 206 E Robertson St, Brandon, FL 33511. Phone (813) 685-1353 For due in cash on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.  
2014 JEEP  
VIN#1C4NJPBA7ED573379  
for \$4,332.90  
2017 NISS  
VIN#5N1DR2M1HC905331  
for \$6,898.58  
August 9, 2024 24-02415H

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of HN DELIVERY LLC located at: 401 east Jackson st suite 2340 in the county of Hillsborough in the city of tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 2nd day of August, 2024.  
OWNER:  
Spins Consulting LLC  
401 east Jackson st suite 2340  
Tampa, Florida 33602  
August 9, 2024 24-02418H

**FIRST INSERTION**  
**NOTICE OF MEETINGS RIVERCREST COMMUNITY DEVELOPMENT DISTRICT**  
The Board of Supervisors of the Rivercrest Community Development District will hold their meetings for Fiscal Year 2025 at 6:30 p.m. at the Rivercrest Clubhouse, 11560 Ramble Creek Drive, Riverview, FL 33569, on the third Monday of each month as follows, unless indicated otherwise:  
October 21, 2024  
November 19, 2024 (\*Third Tuesday) December 16, 2024  
January 21, 2025 (\*Third Tuesday) February 18, 2025 (\*Third Tuesday) March 17, 2025  
April 21, 2025  
May 19, 2025  
June 16, 2025  
July 21, 2025  
August 18, 2025  
September 15, 2025  
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.  
A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.  
Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.  
Each person who decides to appeal any action taken at these meetings 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.  
Richard McGrath, District Manager  
Rivercrest Community Development District  
August 9, 2024 24-02392H

**FIRST INSERTION**  
**Notice of Public Hearing and Board of Supervisors Meeting of the Gas Worx Community Development District**  
The Board of Supervisors (the "Board") of the Gas Worx Community Development District (the "District") will hold public hearings and a meeting on August 28, 2024, at 12:00 p.m. at the Offices of Kettler's located at 1314 E. 7th Avenue, Tampa, Florida 33605.  
The purpose of the public hearings are to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at [brian.lamb@inframark.com](mailto:brian.lamb@inframark.com) or via phone at (813) 873-7300.  
The public hearings 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 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.  
Brian Lamb  
District Manager  
August 9, 16, 2024 24-02448H

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 24, 2024, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage-treasures.com](http://www.storage-treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  
**PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**  
1002 - Lopez, Sebastian; 1013 - Pena, Alan; 1057 - Tirado, Alexis; 1108 - Paulino, Rafael; 1131 - Raaheim, Felix; 2018 - Gacayan, Natasha; 2023 - Ward, Dylan; 2028 - Jackson, Victoria; 2036 - Acevedo, Maria; 2041 - Baughman, Jason; 2128 - McKinney, Natosha; 3020 - Boxley, Frank; 3046 - vazquez, judith; 3080 - Springs, Travis; 3093 - Hernandez, Walter; 3213 - Amador, Priya; 4026 - Fitzgerald, Ryan  
**PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**  
1022 - Harris, Marie; 1124 - roy, Morgan; 2015 - McCullough, Sherkeila; 2018 - OConner, Donald; 3040 - Fisher, Robin; A011 - Phillips, Nena; A075 - kay, Melissa; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C309 - Aponte, Yanelis; C357 - KNIGHT, AROYRI; C360 - DOUGLAS, T. LAREN; C360 - Rutledge, Wayne; C364 - Peterson, Felicia; D406 - harris, franklin; D411 - Rodriguez, Jessica; D417 - Desroches, Anne; D436 - Odoms, Doris; E538 - Davis, Latia; G710 - Ospina, German; H804 - sforza, michael  
**PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 11:15 AM Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**  
0152 - Minardi, Joseph; 101A - Statzer, Eric; 1096 - Lopez, Ernest; 1338 - Smith, Ramirez; 220 - smith, James; 258 - King, Kris; 266 - LUCAS, LAINEY; 701 - Dalton, Colette; 817 - OLeary, Patrick; 865 - Romans, Ainsworth; 981 - Lancaster, Byron  
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.  
August 9, 16, 2024 24-02394H

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that TAURUS JADE CAPITAL, INC., OWNER, desiring to engage in business under the fictitious name of I H8 THE GYM located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
August 9, 2024 24-02424H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MSM Dental Careers of Tampa, Inc. located at 4206 West Bay to Bay Blvd in the City of Tampa, Hillsborough County, FL 33629 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 3rd day of August, 2024.  
Michael McNeill  
August 9, 2024 24-02427H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Baird Produce located at 2801 E. Hillborough Avenue in the City of Tampa, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 2nd day of August, 2024.  
South Mill Mushroom LLC  
By Sergio Varela  
August 9, 2024 24-02407H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Roofing Done Wright located at 4830 West Kennedy Boulevard, Suite 600 in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 5th day of August, 2024.  
Roofing Done Wright FL, LLC  
August 9, 2024 24-02437H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ZC Aromas located at 3412 CORNWALL SQUARE DR, APT 202 in the City of RIVERVIEW, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 5th day of August, 2024.  
Nicholas Shaver  
August 9, 2024 24-02434H

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SEVAREDENT LAB SOLUTIONS located at 6015 BENJAMIN ROAD # 310, TAMPA, FLORIDA 33634 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
August 9, 2024 24-02426H

**FIRST INSERTION**  
**FICTITIOUS NAME NOTICE**  
Notice is hereby given that USDM ACI CORP., OWNER, desiring to engage in business under the fictitious name of SEVAREDENT LABORATORY SOLUTIONS located at 6015 BENJAMIN ROAD # 310, TAMPA, FLORIDA 33634 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
August 9, 2024 24-02425H



### How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)









--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 19-CA-012136 PLANET HOME LENDING, LLC, Plaintiff, vs. KEISY JIMENEZ; UNKNOWN SPOUSE OF KEISY JIMENEZ; BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN SPOUSE OF BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 2; JOANNE M. DILORENZO, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 6, 2024 and entered in Case No. 19-CA-012136, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and KEISY JIMENEZ; UNKNOWN SPOUSE OF KEISY JIMENEZ; BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN SPOUSE OF BARBARA BURGOS APONTE A/K/A BARBARA B. APONTE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 1; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY-AS TO UNIT 2; JOANNE M. DILORENZO; are defendants. CINDY STUART, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00

A.M., on September 4, 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 4 AND 5, TOGETHER WITH THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTH, BLOCK 10, MAP OF CAMPOBELLO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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. This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 6th day of August 2024. Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01400 PHL V6.20190626 August 9, 16, 2024 24-02449H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 22-CA-000655 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. JERRY L. MOORE AKA JERRY LEE MOORE, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000655 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and JERRY L. MOORE AKA JERRY LEE MOORE, et. al., are Defendants, Clerk of Court, Cindy Stuart, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 11th day of September, 2024, the following described property: LOT 17, TOGETHER WITH THE SOUTH ONE HALF OF CLOSED ALLEY ABUTTING SAID LOT ON THE NORTH IN BLOCK 2 OF N.C. SMITHS MAP OF RE-SUBDIVISION OF LOTS 1 TO 6, BLOCK 1 AND LOTS 1 TO 10, BLOCK 3, MORSE'S ADDITION TO NORTH YBOR, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the

surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. IMPORTANT If you are a person with a disability who needs an accommodation in order to access 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 Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: 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@fjud13.org DATED this 6th day of August, 2024. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.chin-duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0235 / JSchwartz August 9, 16, 2024 24-02441H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-003160 DIVISION: A CLINT A. MOORE, Plaintiff, vs. PRICETAL L. MOORE, WILLIE MOORE, III., CHRIS WELCOME AND TYKESE MOORE, Defendants. NOTICE is hereby given that a civil action commenced on or about April 18, 2024, and is now pending as case number 2024-CA-003160 in the Circuit Court in the State of Florida, County of Hillsborough. The name of the unserved party to the action is: Chris Welcome 2002 E. Columbus Drive Tampa, FL 33605 and the nature of the proceeding is a Partition of Real Property. This notice shall be published once each week for two consecutive weeks in the Business Observer. Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is P.O. Box 429, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will

be entered against that defendant for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access 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 Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 6 day of August, 2024. CINDY STUART AS CLERK OF THE COURT (SEAL) BY Isha Tirado-Baker Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33062 /s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. P.O. Box 429 Riverview, FL 33569 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com August 9, 16, 2024 24-02436H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-000867 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES, Plaintiff, vs. SANDIP AMIN AND MINAL AMIN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 01, 2024, and entered in 23-CA-000867 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES is the Plaintiff and SANDIP AMIN; MINAL AMIN; JPM-ORGAN CHASE BANK, N.A.; A NATIONAL BANKING ASSOCIATION; EDGEWATER PLACE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Cindy Stuart as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 29, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 9, EDGEWATER PLACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 7913 LONGWOOD RUN LN, TAMPA, FL

33615 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 in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access 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 Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: 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@fjud13.org Dated this 6 day of August, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: (S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-004493 - NaC August 9, 16, 2024 24-02442H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-004134 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CELESTINA GOMEZ, DECEASED, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CELESTINA GOMEZ, DECEASED, 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. TO: KIMBERLEY A. RIVERS, whose residence is unknown 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 HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 5, BLOCK 4, TOWN 'N COUNTRY PARK UNIT NO. 34, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 43, PAGE 21, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before September 9, 2024/(30 days from Date of 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 or petition filed herein. If you are a person with a disability who needs an accommodation in order to access 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 Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court at County, Florida, this 5th day of August, 2024. CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-165309 August 9, 16, 2024 24-02432H

FIRST INSERTION

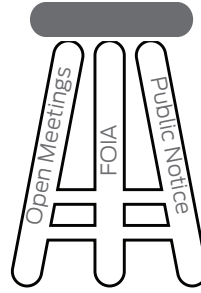
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-004813 DIVISION: H WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVEISEES, LIENORS, TRUSTEES, AND CREDITORS OF IVAN MAMARCHEV A/K/A IVAN D. MAMARCHEV A/K/A IVAN DIMITRI MAMARCHEV; JOHN MAMARCHEV A/K/A JOHN JAMES ALEXANDER MAMARCHEV, DECEASED, ET AL. Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVEISEES, LIENORS, TRUSTEES, AND CREDITORS OF IVAN MAMARCHEV A/K/A IVAN D. MAMARCHEV A/K/A IVAN DIMITRI MAMARCHEV, DECEASED Current Residence Unknown, but whose last known address was: 4407 ROEBUCK ROAD, PLANT CITY, FL 33567-3221 AND THE UNKNOWN HEIRS, GRANTEES, DEVEISEES, LIENORS, TRUSTEES, AND CREDITORS OF JOHN MAMARCHEV A/K/A JOHN JAMES ALEXANDER MAMARCHEV, DECEASED Current Residence Unknown, but whose last known address was: 4407 ROEBUCK ROAD, PLANT CITY, FL 33567-3221 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida, to-wit: THE EAST 154 FEET OF THE WEST 741 FEET OF THE NORTH 129 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF THE RAILROAD RIGHT-OF-WAY LINE IN SECTION 1, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA. SUBJECT TO COUNTY MAINTAINED

RIGHT-OF-WAY FOR ROEBUCK ROAD. TOGETHER WITH A 2001 JACOB MANUFACTURED HOME, ID# JACFL22600A AND JACFL22600B AND TITLE NUMBER 83314645 AND 83314769. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before September 4, 2024 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 Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, 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 petition. If you are a person with a disability who needs an accommodation in order to access 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 Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: 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 ; or e-mail: ADA@fjud13.org WITNESS my hand and seal of the Court on this 30th day of July, 2024. Cindy Stuart Clerk of the Circuit Court (SEAL) By: Mustafa Divan Deputy Clerk eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000010163 August 9, 16, 2024 24-02410H

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com Business Observer

# Why Public Notice Should Remain in Newspapers


Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**




Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**

-  **Accessibility**
-  **Independence**
-  **Verifiability**
-  **Archivability**

**Publishing notices on the internet is neither cheap nor free**

















Newspapers remain the primary vehicle for public notice in **all 50 states**

## Types Of Public Notices






### Citizen Participation Notices

-  Government Meetings and Hearings
-  Meeting Minutes or Summaries
-  Agency Proposals
-  Proposed Budgets and Tax Rates
-  Land and Water Use
-  Creation of Special Tax Districts
-  School District Reports
-  Zoning, Annexation and Land Use Changes

### Commercial Notices

-  Unclaimed Property, Banks or Governments
-  Delinquent Tax Lists, Tax Deed Sales
-  Government Property Sales
-  Permit and License Applications

### Court Notices

-  Mortgage Foreclosures
-  Name Changes
-  Probate Rulings
-  Divorces and Adoptions
-  Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

# Q&A

## Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

## Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfill all of those standards.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT**  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

## SUBSEQUENT INSERTIONS

### --- PUBLIC SALES ---

#### SECOND INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 08/22/2024 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below  
Unit 3080 Kevin Davis  
Appliances, boxes, electronics, furniture  
Unit 3091 Bettie Robinson  
Appliances, Boxes, furniture  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.  
August 2, 9, 2024 24-02337H

#### SECOND INSERTION

##### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 08/22/2024 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.  
103 Josue Fernandez  
Tools, Boxes, Clothing  
231 Stephen Jablonski  
Furniture, Boxes  
326 Kelly Tenney Boxes, tools  
513 Alliyah Lee Boxes, Furniture  
518 Violet Dipple Boxes  
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.  
August 2, 9, 2024 24-02338H

#### SECOND INSERTION

##### Notice of Public Hearing and Board of Supervisors Meeting of the DG Farms Community Development District

The Board of Supervisors (the "Board") of the DG Farms Community Development District (the "District") will hold a public hearing and a meeting on August 26, 2024, at 6:00 p.m. at the Holiday Inn Express & Suites located at 226 Teo Road, Ruskin, Florida 33701.  
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. 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 and the agenda may be viewed on the District's website at least 2 days before the meeting [www.dgfarmscdd.org](http://www.dgfarmscdd.org), or may be obtained by contacting the District Manager's office via email at [patricia@breezehome.com](mailto:patricia@breezehome.com) or via phone at (813)565-4663.  
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.  
Patricia Thibault District Manager  
4865-7035-7699, v. 1  
August 2, 9, 2024 24-02323H

#### SECOND INSERTION

##### COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE BUDGET FOR FISCAL YEAR 2024-2025; 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 the Covington Park Community Development District will hold two public hearings and a regular meeting on August 26, 2024, at 6:00 p.m. at the Covington Park Clubhouse, located at: 6806 Covington Garden Drive, Apollo Beach, Florida 33572.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2024-2025 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2024-2025 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, 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 budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, telephone: 813-533-2950, or email at: [monolan@rizzetta.com](mailto:monolan@rizzetta.com) during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. For more detail, a copy of the Fiscal Year 2024-2025 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

##### COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,395,295.50
COLLECTION COSTS @ 2.0%	\$29,687.14
EARLY PAYMENT DISCOUNT @ 4%	\$59,374.28
TOTAL O&M ASSESSMENT	\$1,484,356.91

Lot Size	Units	EAU's	Proposed Annual O&M Assessment Including Collection Costs/Early Payment Discounts Per Unit	Proposed Increase for FY 2024-2025
SF 35'	169	1.00	\$1,001.75	\$143.23
SF 35' (2004 Prepaid)	1	1.00	\$1,001.75	\$143.23
SF 55'	101	1.34	\$1,342.35	\$191.93
SF 60'	44	1.44	\$1,442.52	\$206.25
SF 70'	62	1.66	\$1,662.91	\$237.76
SF 40'	326	1.00	\$1,001.75	\$143.23
SF 40' (2005 Prepaid)	3	1.00	\$1,001.75	\$143.23
SF 50'	319	1.34	\$1,342.35	\$191.93
SF 50' (2005 Prepaid)	1	1.34	\$1,342.35	\$191.93
SF 50' (1999 Prepaid)	1	1.34	\$1,342.35	\$191.93
SF 60'	89	1.44	\$1,442.52	\$206.25
SF 70'	74	1.66	\$1,662.91	\$237.76

The Hillsborough County tax collector will collect the assessments for certain lots within the District. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

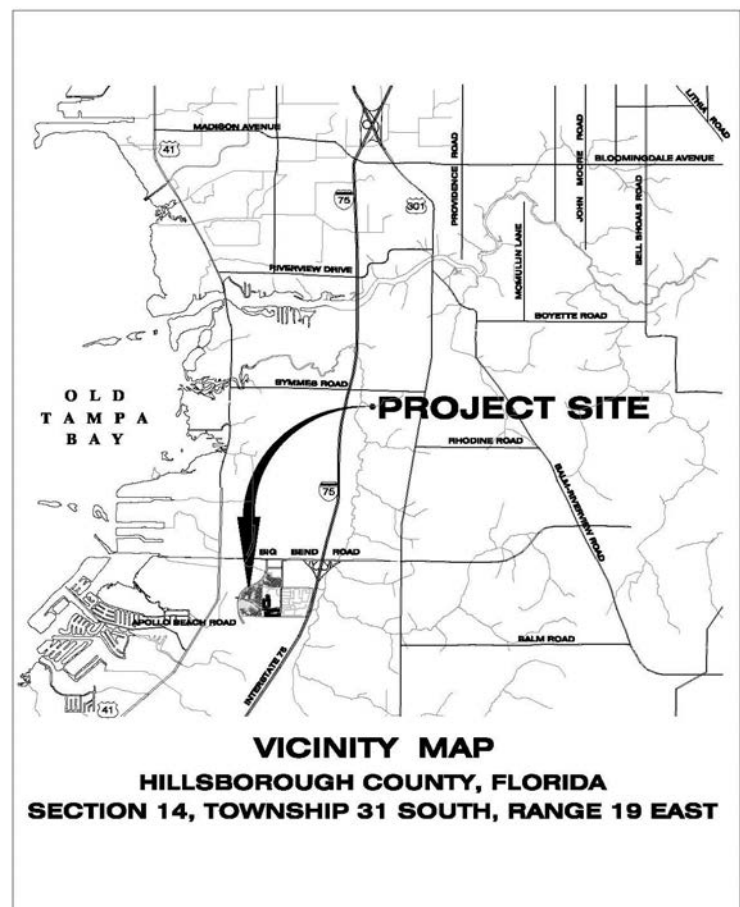
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings 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 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 or hearings because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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.

Matt O'Nolan  
District Manager



## What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.





--- TAX DEEDS ---

THIRD INSERTION

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:

erty described in such certificate will be sold to the highest bidder on (9/5/2024) 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.

Dated 7/19/2024

THIRD INSERTION

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:

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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:

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/16/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1974 CARD mobile home bearing Vehicle Identification Number 00157, and all personal items located inside the mobile home.

24-02388H

SECOND INSERTION

BELMONT II COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 20, 2024
TIME: 9:30 AM
LOCATION: Rizzetta & Company, Inc. 2700 S. Falkenburg Road, Suite 2745 Riverview, Florida 33578

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget").

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law.

Any person requiring special accommodations at the 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.

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.

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA

Probate Division File Number: 24-CP-000303 Division U IN RE: ESTATE OF DANIEL C. HOLMES, SR. DECEASED

The administration of the estate of Daniel C. Holmes, Sr., deceased, whose date of death was December 30, 2023, and whose Social Security Number is XXX-XX-4515, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the 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 the first publication of this Notice is August 2, 2024.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA

Probate Division File Number: 24-CP-001983 Division: A IN RE: ESTATE OF DORIS ANNETTE MORRISON a/k/a ANNETTE TERECE MORRISON a/k/a ANNETTE TRECCE MORRISON DECEASED

The administration of the estate of Doris Annette Morrison a/k/a Annette Terece Morrison a/k/a Annette Treece Morrison, deceased, whose date of death was April 4, 2024, and whose Social Security Number is XXX-XX-3634, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601.

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

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with the 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 the first publication of this Notice is August 2, 2024.

Personal Representative Carmen Murphy 12946 Early Run Lane Riverview, FL 33578

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

Probate Division File No. 24-CP-002188 Division B IN RE: ESTATE OF GEORGE PIERRE VAMVAKIS Deceased.

The administration of the estate of GEORGE PIERRE VAMVAKIS, deceased, whose date of death was February 27, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa Florida 33602.

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

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 August 2, 2024.

Personal Representative: KARLA MARIE CAROLAN 10009 Park Place Ave. Riverview, Florida 33578

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA

Case No.: 23-CP-001744 Division: Probate IN RE: ESTATE OF DIANA PEREZ-RIBAS, Deceased.

The administration of the estate of DIANA PEREZ-RIBAS, deceased, Case No.: 23-CP-001744 is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601.

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 the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF 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 the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF 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.

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

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

Personal Representative: Kimberly Fernandez 14318 Ravenwood Lane Tampa, Florida 33618

on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF 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 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 FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

Joseph L. Stolz Personal Representative 280 Ashley Court Cincinnati, OH 45215

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-002427 Division B IN RE: ESTATE OF EUGENE RAY GIRTMAN, Deceased.

The administration of the estate of Eugene Ray Girtman, deceased, whose date of death was May 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602.

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

SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

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

Personal Representative: Brooke S. Shroyer, Attorney Florida Bar Number: 1032372 Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, FL 33602





