

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Waterleaf Community Development District ("District") on April 16, 2025, at 6:00 p.m., at the Hillsborough County Library, 9951 Balm Riverview Road, Riverview, Florida 33569.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on March 13, 2025.

The Amended and Restated Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2024). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2024).

A copy of the proposed Amended and Restated Rules of Procedure may be obtained by contacting the District Manager's Office by mail at c/o Inframark, IMS, 313 Campus Street, Celebration, Florida 34747.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District 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 at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager
Waterleaf Community Development District
March 21, 2025 25-00746H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on April 10, 2025, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Ruben Durand, District Manager
March 21, 2025 25-00747H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids to purchase USGA Construction Sand for the Hillsborough County Tournament SportsPlex.

BID #24-08

USGA Construction Sand, Hillsborough County Tournament SportsPlex

BID DUE DATE

Friday, April 11, 2025 not later than 10am

Submit via Email to bids@tampasportsauthority.com or

Drop Bid off at Raymond James Stadium (Entrance B/C off Himes Avenue)

Bid packages will be available for distribution on Friday, March 21, 2025. Documents are also available for download on the following websites: <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 17th Day of March 2025.

/s/ Deltecia Jones

Procurement Manager

TAMPA SPORTS AUTHORITY

March 21, 2025 25-00804H

FIRST INSERTION

HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Hawkstone Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Riverview, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Stephanie DeLuna (or by email sdeluna@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Harbourage at Braden River Community Development District." Proposals must be received by 12:00 p.m. on Friday, April 11, 2025, at the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa FL 33614. Please direct all questions regarding this Notice to the District Manager, 813-533-2950.

Stephanie DeLuna, District Manager
March 21, 2025 25-00748H

FIRST INSERTION

NOTICE OF PROPOSED RULE

PURPOSE AND EFFECT: The Waterset Central Community Development District ("District") is proposing to adopt a Deposit and Non-refundable Fee for Review, Processing and Consideration of a Request for a License Agreement to Use District Property for Access to a Homeowner's Lot for Construction of a Pool, or Other Lot Improvements.

SUMMARY OF STATEMENT OF ESTIMATED REGULATOR COSTS (SERC): The District has determined that this will not have an adverse impact on small business or likely increase directly or indirectly regulatory costs in excess of \$200,000 in the aggregate within one year after the implementation of the rule. A SERC has not been prepared by the agency.

Any person who wishes to provide information regarding a statement of estimated regulatory costs, or provide a proposal for a lower cost regulatory alternative must do so in writing with twenty-one (21) days of this notice.

RULEMAKING AUTHORITY: 190.035, F.S.

LAW IMPLEMENTED: 190.035, F.S.

IF REQUESTED WITHIN TWENTY-ONE (21) DAYS OF THE DATE OF THIS NOTICE, A HEARING WILL BE HELD AT THE DATE, TIME AND PLACE SHOWN BELOW (IF NOT REQUESTED, THIS HEARING WILL NOT BE HELD):

DATE AND TIME: Thursday, April 10, 2025 at 10:00 a.m.

PLACE: Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578

Pursuant to the provision of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the District at least two (2) days before the hearing by contacting: Ruben Durand, District Manager, 2700 S. Falkenburg Road, Riverview, Florida 33578, telephone (813) 533-2950.

THE PERSON TO BE CONTACTED REGARDING THE PROPOSED RULE IS: Erin McCormick, District Counsel, 3314 Henderson Boulevard, Suite 100D, Tampa, Florida 33609.

A COPY OF THE PROPOSED RULE FOR A DEPOSIT AND NON-REFUNDABLE FEE FOR REVIEW OF A REQUEST FOR A LICENSE AGREEMENT TO USE DISTRICT PROPERTY FOR ACCESS TO A HOMEOWNER'S LOT FOR CONSTRUCTION - POOLS, OR OTHER LOT IMPROVEMENTS IS AVAILABLE FOR INSPECTION AND COPYING BY CONTACTING: Erin McCormick, District Counsel, 3314 Henderson Boulevard, Suite 100D, Tampa, Florida 33609.

DATE NOTICE OF PROPOSED RULE PUBLISHED IN Business Observer, on March 21, 2025.

March 21, 2025 25-00763H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a special meeting of the Board of Supervisors on April 3, 2025, at 4:00 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Encore Community Development District
Stephanie DeLuna, District Manager
March 21, 2025 25-00789H

FIRST INSERTION

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Waterset Central Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for three (3) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed as soon as possible.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and One (1) digital copy of their proposal to Ruben Durand (or by email rdurand@rizzetta.com and Devans@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Waterset Central Community Development District." Proposals must be received by 12:00 p.m. on April 29, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
Waterset Central Community Development District
Ruben Durand, District Manager
March 21, 2025 25-00805H

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 Aviata at Central Park located at 702 S Kings Ave in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025.

702 S Kings Ave Opco LLC
March 21, 2025 25-00759H

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 Aviata at Palm Bay located at 5405 Babcock Street NE in the City of Palm Bay, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025.

5405 Babcock St NE Opco LLC
March 21, 2025 25-00758H

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 Aviata at Oakfield located at 1465 Oakfield Drive in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025.

1465 Oakfield Dr Opco LLC
March 21, 2025 25-00757H

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 Aviata at Fletcher located at 518 West Fletcher Avenue in the City of Tampa, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025.

West Fletcher Ave Opco LLC
March 21, 2025 25-00756H

NOTICE OF PUBLIC SALE:

Noel Trucks & Towing LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/16/2025 08:00 AM at 3825 S 50th St, Tampa, FL 33619 pursuant to subsection 713.78 of the Florida Statutes.

1HTSCAAPXWH565161
1998 INTERNATIONAL 4000
SERIES 4700

Charges for VIN
1HTSCAAPXWH565161
Storage Charges To Date: \$175.00
ADMINISTRATION FEE: \$250.00
Towing Fee: \$700
March 21, 2025 25-00790H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that FLETCHER FL AL, LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS SENIOR LIVING AT FLETCHER located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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.

March 21, 2025 25-00792H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that FLETCHER FL OPCO LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS HEALTH AND REHABILITATION CENTER AT FLETCHER located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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.

March 21, 2025 25-00791H

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 Easy Yolks located at 7342 Wash Island Drive in the City of Sun City Center, Hillsborough County, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of March, 2025.

Breckyn Langston
March 21, 2025 25-00820H

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 Green Lite Agency located at 7320 East Fletcher Ave in the City of Tampa, Hillsborough County, FL 33637 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2025.

Green Lite Agency, LLC
March 21, 2025 25-00780H

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC (813) 774-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/25/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

FIRST INSERTION
Fictitious Name Notice
Notice Is Hereby Given that The Eternity Fund Inc., 927 Sylvia Ln., Tampa, FL 33613, desiring to engage in business under the fictitious name of The Israel Appeal, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that SUDSY BUCKETS HOME SERVICES LLC, OWNER, desiring to engage in business under the fictitious name of SUDSY BUCKETS HOME CLEANING located at 809 GREENBELT CIR., BRANDON, FLORIDA 33510 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.

FIRST INSERTION
Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC (813) 774-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/22/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC (813) 774-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 04/22/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that FLETCHER FL HHA LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS HOME HEALTH located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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.

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that FLETCHER FL IL LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS INDEPENDENT LIVING AT FLETCHER located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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.

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that FLETCHER FL IL LLC, OWNER, desiring to engage in business under the fictitious name of BLUE PALMS INDEPENDENT LIVING AT FLETCHER located at 4100 E FLETCHER AVE., TAMPA, FLORIDA 33613 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.

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 Clover Capital Mortgage located at: 3420 Toringdon Way, Suite 220 in the city of Charlotte, NC 28277 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 18th day of March 2025.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Road Runnerz Auto Solutions, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle(s) on 4-25-2025 at 8:30am at 7606 E Broadway Ave, Tampa, FL 33619, phone: 813-418-1467. Please call to make payment in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without 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 with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Master Collision Repair, Inc. gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 4-24-2025 at 8:30am at 2558 E State Road 60, Valrico, FL 33594, Phone: (813) 685-5585. Please call to make payment of \$5,842.14 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without 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 with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Master Collision Repair, Inc. gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 4-24-2025 at 8:30am at 2558 E State Road 60, Valrico, FL 33594, Phone: (813) 685-5585. Please call to make payment of \$5,842.14 due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without 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 with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

FIRST INSERTION
SUMMONS
STATE OF WISCONSIN CIRCUIT COURT BARRON COUNTY
Case Code: 31003
DANIEL G. DOBROWOLSKI
1740 20 1/2 Street
Rice Lake, WI 54868
Plaintiff
-vs-
MEGAN RAMIREZ
11014 Hwy 301 N
Thonotosassa, FL 33592
Defendant
THE STATE OF WISCONSIN,
To the person(s) named above as a Defendant(s):
You are hereby notified that the Plaintiff above named has filed a lawsuit or other legal action against you.

FIRST INSERTION
PUBLIC NOTICE
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 903185 from Tampa Electric Company 702 N. Franklin Street Tampa, FL 33602. Application received: September 20, 2024. Proposed activity: public use. Project name: TECO CE Parking. Project size: 6.41 acres Location: Section(s) 16 Township 31 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.org/permits/. 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 intended 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 Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1(800) 836-0797, TDD only 1 (800)231-6103.

FIRST INSERTION
PUBLIC NOTICE
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 903185 from Tampa Electric Company 702 N. Franklin Street Tampa, FL 33602. Application received: September 20, 2024. Proposed activity: public use. Project name: TECO CE Parking. Project size: 6.41 acres Location: Section(s) 16 Township 31 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.org/permits/. 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 intended 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 Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1(800) 836-0797, TDD only 1 (800)231-6103.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Budget Motorcars gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 4-24-2025 at 8:30am at 13720 N Nebraska Ave, Tampa, FL 33613, phone: (772) 562-1001. Please call to make payment due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without 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 with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Budget Motorcars gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 4-24-2025 at 8:30am at 13720 N Nebraska Ave, Tampa, FL 33613, phone: (772) 562-1001. Please call to make payment due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without 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 with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Budget Motorcars gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 4-24-2025 at 8:30am at 13720 N Nebraska Ave, Tampa, FL 33613, phone: (772) 562-1001. Please call to make payment due in cash on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without 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 with Clerk of the Court for disposition upon court order. Said company reserves the right to accept or reject any and all bids.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000482
Division: Probate
IN RE: ESTATE OF ASHLEY CARTER ARMSTRONG Deceased.
The administration of the estate of ASHLEY CARTER ARMSTRONG, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33610. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000482
Division: Probate
IN RE: ESTATE OF ASHLEY CARTER ARMSTRONG Deceased.
The administration of the estate of ASHLEY CARTER ARMSTRONG, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33610. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-000030
DIVISION: A
IN RE: ANGELINE LULA MCELVY Deceased.
The administration of the estate of Angline Lula McElvy, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP-000030; the address of which is 800 E. Twigg Street, Room 103, Tampa, Florida 33602.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003945
IN RE: ESTATE OF ALFRED F. BERNABEL, Deceased.
This administration of the estate of ALFRED F. BERNABEL, deceased, whose date of death was September 21, 2024, File Number 24-CP-003945, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 10635 Greta Green Drive, Tampa, FL 33626. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003945
IN RE: ESTATE OF ALFRED F. BERNABEL, Deceased.
This administration of the estate of ALFRED F. BERNABEL, deceased, whose date of death was September 21, 2024, File Number 24-CP-003945, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 10635 Greta Green Drive, Tampa, FL 33626. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003945
IN RE: ESTATE OF ALFRED F. BERNABEL, Deceased.
This administration of the estate of ALFRED F. BERNABEL, deceased, whose date of death was September 21, 2024, File Number 24-CP-003945, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 10635 Greta Green Drive, Tampa, FL 33626. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 25-CP-000407
DIVISION: A
IN RE: ESTATE OF JOHNNY LEE DAVIS Deceased.
The administration of the estate of Johnnie Lee Davis, deceased, who was found deceased on November 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-000407; the address of which is 800 E. Twigg Street, Room 103, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 25-CP-000407
DIVISION: A
IN RE: ESTATE OF JOHNNY LEE DAVIS Deceased.
The administration of the estate of Johnnie Lee Davis, deceased, who was found deceased on November 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-000407; the address of which is 800 E. Twigg Street, Room 103, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 25-CP-000407
DIVISION: A
IN RE: ESTATE OF JOHNNY LEE DAVIS Deceased.
The administration of the estate of Johnnie Lee Davis, deceased, who was found deceased on November 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-000407; the address of which is 800 E. Twigg Street, Room 103, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000763
IN RE: ESTATE OF JOHNNIE ROY CASON, Deceased.
The administration of the estate of JOHNNIE ROY CASON, deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.



OFFICIAL COURTHOUSE WEBSITES
manateclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

--- ACTIONS / SALES ---

FIRST INSERTION

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

UNKNOWN SPOUSE OF LINDA L. JEWELL CURRENT RESIDENCE UNKNOWN OF LAST KNOWN ADDRESS 15523 WJ VALLEY RD PLANT CITY, FL 33566

215.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 946.25 FEET TO POINT OF BEGINNING; THENCE CONTINUE WEST 391.29 FEET TO A POINT ON THE WEST BOUNDARY OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 34;

TAINING 3.243 ACRES, SUBJECT TO W.J. VALLEY ROAD MAINTAINED RIGHT OF WAY. commonly known as 15523 W J VALLEY ROAD, PLANT CITY, FL 33566 has been filed against you

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.

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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

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.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

dance 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.

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 24-CA-010286 SECTION # RF

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.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION

bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 23, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough. realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

set forth in said Final Judgment, to wit: LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 4608 APPLE RIDGE LN, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough. realforeclose.com, on June 10, 2025 at 10:00 AM.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION

bidder for cash, in accordance with Section 45.031, Florida Statutes, on April 23, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough. realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

set forth in said Final Judgment, to wit: LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION

PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 4608 APPLE RIDGE LN, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough. realforeclose.com, on June 10, 2025 at 10:00 AM.

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 24-CA-009284 DIVISION F
LOAN FUNDER LLC, SERIES 33288,
Plaintiff, vs.
APPROVED ONE, LLC, a Georgia limited liability company; APPROVED ONE, LLC, a Florida limited liability company; ARTURO YANCEY; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.
TO: Arturo Yancey, 3111 CIRCLE HILL

RD ALEXANDRIA, VA 22305
YOU ARE NOTIFIED that an action to Foreclosure to the following properties in HILLSBOROUGH County, Florida:
ALL OF LOT 3; LOT 4 LESS THE SOUTH 16.00 FEET THEREOF, AND A PORTION OF LOT 9, BLOCK D, RIVERBEND MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID PORTION OF LOT 9 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 4, BLOCK D, OF THE AFORESAID RIVERBEND MANOR, THENCE N.26 DE-

GREES 09°06"W., ALONG THE EASTERLY BOUNDARY OF LOT 4, 16.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.26 DEGREES 09°06"W., ALONG THE EASTERLY BOUNDARY OF LOT 4, AND LOT 3, 93.92 FEET TO THE NORTHEAST CORNER OF LOT 3; THENCE N.59 DEGREES 36°38"E., 49.65 FEET; THENCE S.42 DEGREES 35°02"E., 101.45 FEET; THENCE S.63 DEGREES 38°40"W., 78.22 FEET TO THE POINT OF BEGINNING. AND A PORTION OF LOT 9, BLOCK D, RIVERBEND MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 1, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID PORTION OF LOT 9 BEING MORE DESCRIBED AS FOLLOWS: Filing # 211403234 E-Filed: 11/20/2024 04:55:22 PM FROM THE NORTHEAST CORNER OF LOT 9, BLOCK D, OF THE AFORESAID RIVERBEND MANOR, THENCE S.19 DEGREES 54°57"E., 96.98 FEET TO THE POINT OF BEGINNING; THENCE S.29 DEGREES 12°02"E., 209.68 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 9; THENCE N.42 DEGREES 35°02"W., 214.47 FEET; THENCE N.59 DEGREES 36°38"E., 49.65 FEET TO THE POINT OF BEGINNING. Also known as 7109 NORTH 18TH STREET, TAMPA, FL

33610 (the Property)". has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before April 17, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 imme-

diately 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.
DATED on March 12, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT (SEAL) By: Mustafa Divan
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
March 21, 28, 2025 25-00801H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-000214
MCLP ASSET COMPANY, INC.,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DAN J. FELLNER A/K/A DANIEL J. FELLNER, DECEASED; et al.,
Defendant(s).
TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against The Estate of Dan J. Fellner a/k/a Daniel J. Fellner, Deceased
Last Known Residence: Unknown
TO: Stacy Nyenhuis
Last Known Residence: 912 27th St SE Ruskin, FL 33570
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:
THE NORTH 204 FEET OF TRACT 489 FIRST EXTENSION OF RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND THE NORTH 132 FEET OF THE SOUTH 436 FEET LESS THE WEST 320 FEET OF LOT 489 FIRST EXTENSION OF RUSKIN

COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 6, PAGE 24, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before April 18, 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 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.
Dated on March 13, 2025.
As Clerk of the Court (SEAL) By: Mustafa Divan
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484
1133-3681B
Ref# 10828
March 21, 28, 2025 25-00796H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 24-CA-007491
DIVISION: J
RF -Section II
REPUBLIC BANK & TRUST COMPANY,
Plaintiff, vs.
LAKESHA ANN ADKINS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: UNKNOWN TENANT NO. 1
3518 N 23RD STREET
TAMPA, FL 33605
TO: UNKNOWN TENANT NO. 2
3518 N 23RD STREET
TAMPA, FL 33605
TO: LAKESHA ANN ADKINS
Last Known Address
3518 N 23RD ST
TAMPA, FL 33605
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
LOT 41, ROBSON BROS' SUB-DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 69, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before April 23, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS 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. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
DATED on March 18, 2025.
Victor D. Crist
As Clerk of the Court (SEAL) By: Mustafa Divan
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
7236-205702 / VP2
March 21, 28, 2025 25-00817H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-001298
DIVISION: E
RF - SECTION
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
UNKNOWN HEIRS OF THOMAS MAGERS, ET AL.
Defendants
To the following Defendant(s):
UNKNOWN HEIRS OF THOMAS MAGERS (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 4, BLOCK 8, LAKE MAGDALENE MANORS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE(S) 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 13923 SHADY SHORES DRIVE, TAMPA FL 33613
has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before April 23, 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. This notice

is provided to Administrative Order No. 2065.
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@fljud13.org.
WITNESS my hand and the seal of this Court this 18TH day of MARCH, 2025.
Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT (SEAL) By Mustafa Divan
As Deputy Clerk
J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE, SUITE #110,
DEERFIELD BEACH, FL 33442
FN20609-25NS/cam
March 21, 28, 2025 25-00816H

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-015464
CALIBER HOME LOANS, INC.,
Plaintiff, vs.
DOUGLAS TRAVIS AND SHATEIA TRAVIS, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 07, 2025, and entered in 23-CA-015464 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING is the Plaintiff and DOUGLAS TRAVIS; SHATEIA TRAVIS; RIVERCREST COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist 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 April 07, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 1, BLOCK 10, RIVERCREST PHASE 1B4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE(S) 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 11619 CREST CREEK DR, RIVERVIEW, FL 33569
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@fljud13.org
Dated this 18 day of March, 2025.
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
23-140820 - MaM
March 21, 28, 2025 25-00824H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-009579
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF KENNETH HARWOOD A/K/A KENNETH J. HARWOOD, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 6, BLOCK 12, FISH HAWK TRAILS UNIT 4 PHASE II, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of you writ-

ten defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before March 26, 2025, a date which is within thirty (30) days after the first publication of this Notice in 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 demand in the complaint.
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 seal of this Court this 18TH day of MARCH, 2025.
CINDY STUART
CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Mustafa Divan
As Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-10652FL
March 21, 28, 2025 25-00751H

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. 25-CA-000810
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR A. MOFFA, DECEASED, et al.
Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR A. MOFFA, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
UNIT 155, PHASE 2 OF HIGHGATE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4054, PAGE(S) 371, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS

THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
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 April 18, 2025 / (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.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
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 Hillsborough County, Florida, this 13th day of March, 2025.
VICTOR D. CRIST
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
24-218803
March 21, 28, 2025 25-00786H

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-000592
Division: D

CHRISTINA C. APGAR PESHEK, Petitioner, and TORY SCOTT PESHEK, Respondent,
 TO: TORY SCOTT PESHEK
 20 Chip Court, Kissimmee, Florida 34759

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, DANIEL BUBLEY ESQ., whose address is 12960 N. Dale Mabry Highway, Tampa, Florida 33618, on or before April 24, 2025, and file the original with the clerk of this Court at 800 E Twiggs St., Tampa, Florida, 33602 before service on Petitioner or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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: 3/10/2025.

VICTOR D. CRIST
 CLERK OF THE CIRCUIT COURT
 (SEAL) By: Isha Tirado-Baker
 Deputy Clerk
 Hillsborough County Courthouse
 800 E. Twiggs St.
 Tampa, FL 33602

DANIEL BUBLEY ESQ.,
 12960 N. Dale Mabry Highway,
 Tampa, Florida 33618
 Mar. 14, 21, 28; Apr. 4, 2025
 25-00726H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 SPEC mobile home bearing vehicle identification number FL-FL-J70A16262SE and all personal items located inside the mobile home. Last Tenant: Gregory A. Kamras, Anna Kamras, Fabiola Jaimez and Unknown Party in Possession. Sale to be held at: Lamplighter on the River, 8406 Cindy Way, Tampa, Florida 33637, (813)-988-8005.
 March 14, 21, 2025 25-00743H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2006 HRTO mobile home bearing Vehicle Identification Number H182847G and all personal items located inside the mobile home. Last Tenant: Manuel DeJesus Barahona Perez, Roberto Nordet Herrera, Unknown Party in Possession #1 n/k/a Unknown Party or Parties in Possession, and Unknown Party in Possession #2 n/k/a Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.
 March 14, 21, 2025 25-00741H

SECOND INSERTION

Notice Of Public Sale

The following personal property of: Rose Mary Morales will on April 8, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:
 1973 TITA Mobile Home, VIN 273558D3238, TITLE 11443247
 And all other personal property located therein
 Prepared by Tracy McDuffie,
 4111 W Cypress St, Tampa, FL 33607,
 March 14, 21, 2025 25-00688H

FOURTH INSERTION

Public Notice

Effective March 15, 2025, Satish Chander Kapoor, MD, will no longer be providing care at Optum.
 Patients of Dr. Chander Kapoor may continue care at Optum - Valrico.
 Patients can obtain copies of their medical records at:
 Optum - Valrico
 1082 E. Brandon Blvd.
 Brandon, FL 33511
 Phone: 1-813-689-9900
 Feb. 28; Mar. 7, 14, 21, 2025
 25-00558H

SECOND INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the South Creek Community Development District

The Board of Supervisors ("Board") of the South Creek Community Development District ("District") will hold a regular meeting and public hearing on **Thursday, April 3, 2025, at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report - Expansion Area dated February 6, 2025. The proposed bonds will fund the public improvements described in the Master Report of the District Engineer - Expansion Parcel dated January 27, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$6,680,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

SOUTH CREEK EXPANSION AREA COMMUNITY DEVELOPMENT DISTRICT										
ALLOCATION METHODOLOGY - MAXIMUM BENEFIT										
PRODUCT	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT		TOTAL ANNUAL PRINCIPAL	ANNUAL ASSMT
					TOTAL PRINCIPAL	ANNUAL ASSMT	TOTAL PRINCIPAL	ANNUAL ASSMT		
Townhomes	0.70	6720	65.79%	96	\$4,392,129	\$451,063	\$43,753	\$4,324	\$81,703	\$7,212
Single Family 50	1.25	3500	34.23%	28	\$3,287,671	\$316,119	\$81,703	\$7,212		
TOTAL		10220	100.00%	124	\$6,680,000	\$631,242				

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

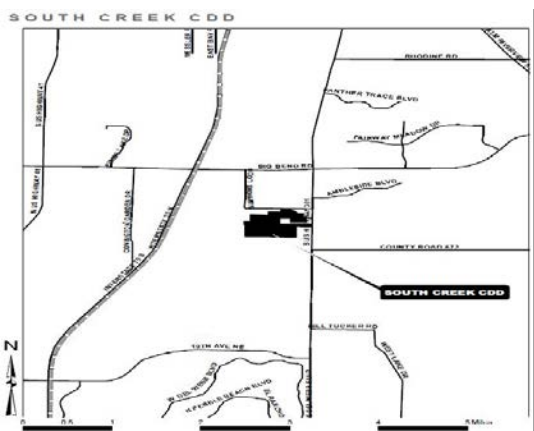
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days 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 office.

Jayna Cooper, District Manager



RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING

WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the South Creek Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer - Expansion Parcel dated January 27, 2025 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report - Expansion Parcel dated February 6, 2025, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately **\$3,849,000** (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$6,680,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplanted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 6, 2025.

Attest:

/s/Jayna Cooper
 Printed Name: Jayna Cooper
 Secretary/Assistant Secretary
 South Creek Community Development District
 /s/Kelly Evans
 Kelly Evans
 Chair of the Board of Supervisors
 4922-8798-9766, v. 1
 March 14, 21, 2025

25-00710H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA, PROBATE DIVISION
FILE NO: 24-CP-003854
IN RE: ESTATE OF JAMES DONALD WILLISIE a/k/a JAMES D. WILLISIE, Deceased.

The administration of the estate of JAMES DONALD WILLISIE, deceased, whose date of death was on August 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Department, 800 East Twiggs Street, Room 101, Tampa, FL 33601. The name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served 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 SERVICES 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 unmatured, contingent or unliquidated claims, must file their claim 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 THAT 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 March 14, 2025.

Personal Representative:
Todd J. Willisie
 c/o McLane McLane & McLane
 275 N Clearwater-Largo Road
 Largo, FL 33770
 Attorney for Personal Representative:
 Sara Evelyn McLane
 275 N. Clearwater-Largo Road
 Largo, FL 33770-2300
 (727) 584-2110
 Florida Bar #0845930
 March 14, 21, 2025 25-00693H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, PROBATE DIVISION
FILE NO: 25-CP-000059
IN RE: ESTATE OF KYLE JONATHAN SANDERS, Deceased.

The administration of the Estate of KYLE JONATHAN SANDERS, deceased, whose date of death was 9/19/2024, Case Number 25-CP-000059, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 the 14 day of March 2025.

Personal Representative:
BRENDA AYALA,
 806 E. JAMES STREET,
 TAMPA, FL 33603
 Attorney for Personal Representative:
 ELIZABETH G. DEVOLDER, ESQ.
 Florida Bar Number: 124666
 Counsel for Personal Representative
 Law Office of Elizabeth Devolder, PLLC.
 5383 Primrose Lake Circle, Suite C
 Tampa, FL 33647
 (813) 319-4550 (Tel)
 (813) 319-4550 (fax)
 elizabeth@elizabethdevolder.com
 casemanager@elizabethdevolder.com
 March 14, 21, 2025 25-00707H



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.

18237-525

