

Public Notices

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District will hold an Audit Committee Meeting and their regular meeting on Thursday, May 1, 2025 at 6:40 p.m. at SouthShore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573. The Audit Committee will review, discuss, and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 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) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 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.

Stephanie DeLuna, District Manager

April 11, 2025

25-00982H

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 for refinishing the upper concourse traffic coating at Raymond James Stadium.

BID #24-10

Refinish Upper Concourse Traffic Coating, Raymond James Stadium

MANDATORY PRE-BID CONFERENCE

Tuesday, April 15, 2025 at 10am

(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE

Thursday, April 24, 2025 not later than 10am

Bid packages will be available for distribution on Friday, April 4, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. 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 27th Day of March 2025.

/s/ Deltecia Jones

Procurement Manager

TAMPA SPORTS AUTHORITY

April 11, 2025

25-00986H

FIRST INSERTION

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET WORKSHOP

Shell Point Community Development District will hold a Budget Workshop on April 22, 2025, at 6:00 p.m. at Shell Point Clubhouse located at 1155 7th Ave NW, Ruskin, Florida 33570.

The purpose of the workshop is to review the proposed operations and maintenance assessments ("O&M Assessments") for the Fiscal Year 2025-2026 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop. You may attend the workshop via Teams meeting. Please check the District's website (<https://shellpointcdd.com/>) for the Teams meeting information.

A copy of the agenda and budget(s) may be obtained from the District Manager, via email lisa.castoria@inframark.com, Ph: 813-873-7070, during normal business hours or from the District's website.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office via Phone at 813-873-7070 at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Lisa Castoria, District Manager

April 11, 2025

25-00985H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 915352 from Sligh Avenue, LLC., North of Hartford Street in Tampa, FL. Application received April 8th, 2025. Proposed activity: Construction of a future 4,800 SF commercial building and open storage gravel yard on a 1.09-acre property. Project name: **Hartford Office and Storage West**. Project size: 0.9 Acres. Location: Section(s) 34 Township 29, Range 19, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. 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, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

April 11, 2025

25-01031H

FIRST INSERTION

NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **April 24, 2025, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is 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 this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at belmontcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager

Governmental Management Services - Tampa, LLC

April 11, 2025

25-00984H

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Reserve at Pradera Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Thursday, April 24, 2025, at 10:10 a.m. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, Florida 33578. The Audit Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Years 2025, 2026, 2027, 2028, 2029. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 Falkenburg Rd., Suite 2745, Riverview, Florida 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) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 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

Stephanie DeLuna, District Manager

April 11, 2025

25-00983H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 ACAD mobile home bearing Vehicle Identification Number 0563246AG and all personal items located inside the mobile home. Last Tenant: Rosemary E. Kenison, The Estate of Rosemary E. Kenison, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Rosemary E. Kenison, Unknown Party or Parties in Possession, James E. Milner Jr., and Lisa D. Kenison. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

April 11, 18, 2025 25-01035H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Petsmart Veterinary Services, located at 11813 Harpswell Dr., in the City of Riverview, County of Hillsborough, State of FL, 33579, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated this 7 of April, 2025.

UR PETVET LLC

11813 Harpswell Dr.

Riverview, FL 33579

April 11, 2025 25-01006H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 MARL mobile home bearing vehicle identification number N23733 and all personal items located inside the mobile home. Last Tenant: The Estate of Daniel Leon Pepkowski, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Daniel Leon Pepkowski n/k/a Unknown Party or Parties in Possession, and Michael Leon Pepkowski. Sale to be held at: Woodland Estates MHP, LLC, 1124 Moon-drop Court, Ruskin, Florida 33570, (941) 896-9600.

April 11, 18, 2025 25-01034H

FIRST INSERTION

Notice of Public Sale

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2025 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged.

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Tuesday, April 29, 2025 after 10:00 AM

113 Aimsy Martinez

75 Teresa Owens

April 11, 18, 2025 25-01021H

FIRST INSERTION

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BUDGET MEETING

The Board of Supervisors ("Board") of the Cory Lakes Community Development District ("District") will hold a Budget Meeting on Tuesday, April 22, 2025, at 6:00 p.m. at the Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The purpose of the meeting is to discuss the budget and any other business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: <https://corylakescdd.net/>. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at larry@breezehome.com, at least 48 hours before the meeting. 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 Manager's office.

Larry Krause, District Manager

Cory Lakes Community Development District

April 11, 2025

25-01028H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, April 22, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration including, but not limited to, restaurant operations and the restaurant sublease assignment.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is 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 notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

April 11, 2025

25-01029H

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 Selah located at 10329 Birdwatch Dr in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of April, 2025.

Webert Jeune

Kzo Lab LLC

April 11, 2025

25-01000H

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 Noah Lee Coaching located at 3703 W Corona St 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 April, 2025.

Swilcan, LLC

Noah Lee

April 11, 2025

25-00991H

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 Dynasty Legacy Realty located at 4522 W. Village Dr. #6261 in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of April, 2025.

Rhonda Davis

April 11, 2025

25-01003H

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 Tampa Mediation Group located at 9911 Tree Tops Lake Road in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of April, 2025.

Leslie C. Riviere, PLLC

April 11, 2025

25-01038H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Julio Sosa, desiring to engage in business under the fictitious name of Aqui4You Insurance Agency, located at 10909 Fenway Glen Ct, Riverview, FL 33578, intends to register said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to Section 865.09 of the Florida Statutes.

April 11, 2025

25-00990H

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

LVZ0906_06

--- PUBLIC SALES ---

FIRST INSERTION

**FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**
Landscape Maintenance Services
Hillsborough County, Florida

FishHawk IV Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance services for FishHawk IV Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning April 14, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on April 18, 2025, at 11:30 a.m. at the FishHawk IV Lakehouse, 6001 Village Center Dr., Lithia, FL 33547. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until April 23, 2025 at 12:00 p.m. (EST).

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the FishHawk IV CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for an initial term of one year along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on June 5, 2025, at 10:00 a.m. at the Fishhawk IV Lakehouse, 6001 Village Center Dr., Lithia, FL 33547 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@rizzetta.com, no later than April 24, 2025 by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), April 25, 2025

Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 11:00 a.m. (EST), May 9, 2025, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, FL 33578, Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

FishHawk IV Community Development District
Wesley Elias, District Manager welias@rizzetta.com
April 11, 2025 25-01033H

FIRST INSERTION

**NOTICE OF
ADMINISTRATIVE COMPLAINT**
To: Jonathan Long
Tampa, Hillsborough County, Florida
Case Number: 268793-20-AG

An ADMINISTRATIVE COMPLAINT (to suspend or revoke your license(s) and eligibility for licensure) has been filed against you. You have the right to request a hearing pursuant to sections 120.569 and 120.57 (1) and (2), Florida Statutes, by mailing a request for same to the Agency Clerk. Filing with the Agency Clerk may be accomplished via U.S. Mail, express delivery overnight, hand delivery, facsimile transmission, or electronic mail. The address for delivery is DFS Agency Clerk, Department of Financial Services, 612 Larson Building, 200 East Gaines Street, Tallahassee, Florida, 32399-0390. The fax number is (850) 488-0697. The email address is DFSAgencyClerk@myfloridacfo.com. The address for delivery is the Department of Financial Services, Office of the General Counsel, 200 East Gaines Street, Tallahassee, Florida 32399-0333. A copy of the Administrative Complaint and Election of Proceeding can be requested by submitting a request via email at Josh.Shepard@myfloridacfo.com or via telephone at (850) 413-4280. If a request for a hearing is not received by May 23, 2025, the right to a hearing in this matter will be waived and the Chief Financial Officer will dispose of this case in accordance with law.
Apr. 11, 18, 25; May 2, 2025 25-01023H

FIRST INSERTION

**Notice of public sale pursuant to
Florida Statute Section 677-210 ---**

Notice is hereby given that public sale of the following property / vaults will be held at 9:00a.m.(ET) on Thursday, May 1, 2025 on behalf of All My Sons of Tampa II LLC d/b/a All My Sons of Tampa North --- Auction will be conducted online only - internet bidding with live audio - www.stamplerauctions.com --- Place of assets: 44100 West Crest Avenue #A | Tampa FL 33614 --- All of personal property remaining on the premises, including, but not limited to household items, furniture, clothing, tools & more belonging to Andrea Roundtree (3 Vaults) --- AUCTIONEER: STAMPLER AUCTIONS | 5412 STIRLING ROAD | DAVIE, FL 33314 | 954.921.8888 | AB196 -AU295
April 11, 18, 2025 25-01030H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DAVIDSON VESTED INTERESTS LLC, OWNER, desiring to engage in business under the fictitious name of TAMPA LIGHTING SOLUTIONS located at 11239 FISH EAGLE DR, RIVERVIEW, FLORIDA 33569 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.
April 11, 2025 25-01005H

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 911495 from Construction Services of Tampa, Inc., 1902 W Kennedy Blvd., Tampa, FL 33605. Proposed activity: light industrial development. Project name: Drew Park Warehouse. Project size: 1.42 acres Location: Section 04, Township 29 South, Range 18 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.watermatters.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.watermatters.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.
April 11, 2025 25-01020H

FIRST INSERTION

**NOTICE UNDER FICTITIOUS
NAME LAW**

Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Covenant Grace Church, located at 1801 S Miller Rd, in the City of Valrico, County of Hillsborough, State of FL, 33596, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 8 of April, 2025.
SOUTHSIDE BAPTIST CHURCH OF BRANDON, INC.
1801 S Miller Rd
Valrico, FL 33596
April 11, 2025 25-01016H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 NOBI mobile home bearing Vehicle Identification Number N80376 and all personal items located inside the mobile home. Last Tenant: Daniel Leroy Jackson , The Estate of Daniel Leroy Jackson, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Daniel Leroy Jackson, Unknown Party or Parties In Possession, Stacy Jeannette Jackson, as possible Heir, and Karen Rae Ellis, as possible Heir. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
April 11, 18, 2025 25-01036H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Peggy Lorraine Garcia will on 28th day of April 2025 at 10:00 a.m., on property at 245 Sunset Circle, Site SC-245, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
**Year/Make: 1976 MALA
Mobile Home
VIN #: GDOCFL3362664A/B
Title #: 13652867/13652866
And All Other Personal
Property Therein**
PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
April 11, 18, 2025 25-01001H

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 Secure Advocacy | Intl Solve located at 5105 Flowing Oar Rd in the City of Wimauma, Hillsborough County, FL 33598 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 7th day of April, 2025.
Bordeaux & Destine Global Solutions LLC
April 11, 2025 25-01015H

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 Shoreline Bookshop located at 10414 Less Traveled Rd in the City of Thonotosassa, Hillsborough County, FL 33592 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 4th day of April, 2025.
Rebecca Guy
April 11, 2025 25-01002H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Rachel Rhoades Taylor will on the 30th day of April 2025 at 11:00 a.m., on property at 21 Rose Lane, Lot RO-21, Mount Dora, Lake County, Florida 32757, in Hibiscus Estates be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
**Year/Make: 1976 SKYL
Mobile Home
VIN No.: 0161296J
Title No.: 14039397
And All Other Personal
Property Therein**

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
April 11, 18, 2025 25-01026H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that USDM ACI CORP., OWNER, desiring to engage in business under the fictitious name of AFFORDABLE PROSTHETIC SERVICES located at 6015 BENJAMIN ROAD, SUITE 310, TAMPA, FLORIDA 27560 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.
April 11, 2025 25-01004H

FIRST INSERTION

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

PROBATE DIVISION
**File No. 25-CP-000820
Division A
IN RE: ESTATE OF
CARRIE TERRELL,
Deceased.**

The administration of the estate of CARRIE TERRELL, deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The date of first publication of this notice is April 11, 2025.

**Personal Representative:
BENJAMIN GRAHAM**
358 Buckley Circle
La Plata, MD 20646
Attorney for Personal Representative:
Patrick Hogan, Esq.
Florida Bar Number: 0099090
PTH LAW FIRM PLLC
13014 N Dale Mabry Hwy., #741
Tampa, FL 33618
Telephone: (813) 235-4501
E-Mail: h@pthlawfirm.com
April 11, 18, 2025 25-00994H

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000601
IN RE: ESTATE OF
STEVEN DIPIANO
Deceased.**

The administration of the estate of Steven DiPiano, deceased, whose date of death was January 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the mailing address of which is PO Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 11, 2025.

**Personal Representative:
Elaine DiPiano**
11436 Crowned Sparrow Lane
Tampa, Florida 33626
Attorney for Personal Representative:
Alexander A. Stewart, Attorney
Florida Bar Number: 122110
Stewart & St. Paul Estate Law, PLLC
1201 6th Avenue West, Suite 100
Bradenton, Florida 34205
Telephone: (941) 217-7654
E-Mail: stewart@sspestatelaw.com
April 11, 18, 2025 25-00992H

FIRST INSERTION

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

PROBATE DIVISION
**File No.: 25-CP-000971
Division: A
IN RE: ESTATE OF
DELORIS E. LEWIS A/K/A
DELORES E. LEWIS,
Deceased.**

The administration of the estate of Deloris E. Lewis A/K/A Delores E. Lewis, deceased, whose date of death was March 2, 2025, 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 is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 11, 2025.

**Personal Representative:
Jeffrey P. Coleman**
581 South Duncan Avenue
Clearwater, FL 33756
Attorney for Personal Representative:
Jeffrey P. Coleman, Esquire
Florida Bar Number: 503614
COLEMAN LAW FIRM
581 South Duncan Avenue
Clearwater, FL 33756
Tel.: (727) 461-7474;
Fax: (727) 461-7476
E-Mail: jeff@colemanlaw.com
Secondary E-Mail:
emily@colemanlaw.com;
joanne@colemanlaw.com
April 11, 18, 2025 25-01017H

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NUMBER: 25-CP-000945
IN RE: THE ESTATE OF
ROSA J PEREZ
Deceased.**

The administration of The Estate of ROSA J PEREZ, whose date of death was February 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 11, 2025.

**Personal Representative is:
ROSA E DIAZ**
446 Stone Briar Drive
Ruskin FL 33570.
/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
April 11, 18, 2025 25-00995H

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-1339
IN RE: ESTATE OF
HIRAM B ACOSTA VAZQUEZ
Deceased.**

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmaturing, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, contingent, or unliquidated claims must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO (2) YEARS AFTER THE DECEDENT'S DATE OF DEATH.

The address of the court where this probate is pending is: 800 E. Twiggs St, Tampa FL 33602.

The date of death of the decedent is: August 7, 2022

The date of first publication of this notice is: April 11, 2025

/s/ Juan Carlos Montes de Oca
Juan Carlos Montes de Oca, Esq.
Florida Bar No. 56406
8 S. Orlando Avenue
Kissimmee, FL 34741
Tel. (407) 870-5678
Fax (407) 870-2309
E-Mail:
juancarlos@mdolawgroup.com
Secondary E-Mail:
jazzalyn@mdolawgroup.com
April 11, 18, 2025 25-01025H



--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001151
Division Probate
IN RE: ESTATE OF
CELIDA PINET,
Deceased.

The administration of the estate of Celida Pinet, deceased, whose date of death was March 6, 2021, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform

Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 11, 2025.

Personal Representative:
Signature: /s/
Zeneida Mercado
Zeneida Mercado
(Mar 23, 2025 19:13 EDT)
Email:
zeneidamercado@yahoo.com
Zeneida Mercado
921 Wynnmere Walk Ave.,
Ruskin, FL 33570
Attorney for Personal Representative:
Signature: /s/ matthew weidner
matthew weidner
(Mar 24, 2025 06:11 EDT)
Email: weidner@mattweidnerlaw.com
Matthew D. Weidner
E-Mail Addresses:
service@mattweidnerlaw.com
julia@mattweidnerlaw.com
Florida Bar No. 0185957
Weidner Law
856 2nd Avenue North
St. Petersburg, FL 33701
Telephone: 727-954-8752
April 11, 18, 2025 25-00996H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000214
Division B
IN RE: ESTATE OF
SHARON BEASLEY
Deceased.

The administration of the estate of Sharon Beasley, deceased, whose date of death was November 25, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is April 11, 2025.

Personal Representative:
Michaelangelo Mortellaro
4102 W. Linebaugh Ave., Ste. 100
Tampa, Florida 33624
Attorney for Personal Representative:
Kimberly K. Muenster, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuenster@mortellarolaw.com
Secondary E-Mail:
kmuenster@gmail.com
April 11, 18, 2025 25-01009H

FIRST INSERTION

RE-NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 22-CA-006611
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
LAWANDA L HODGES A/K/A
LAWANDA HODGES, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 22-CA-006611, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and LAWANDA L HODGES A/K/A LAWANDA HODGES; MILTON PATTERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 5th day of June 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 28, BLOCK 14, OAK CREEK PARCEL 4, ACCORDING TO

PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 78 THROUGH 84 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 8442 WHITE POPLAR DR, RIVERVIEW, FL 33578

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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 within 2 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.

Dated this 4th day of April 2024.
By: /s/ MICHELLE MASON /s/
Michelle Mason, Esq.
Bar Number: 864773
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
service@delucalawgroup.com
22-05236
April 11, 18, 2025 25-00998H

FIRST 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-000896
DIVISION: A
IN RE: ESTATE OF
EFREN VEGA JR.,
Deceased.

The administration of the Estate of Efrén Vega Jr., deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is April 11, 2025.

Personal Representatives:
Yvette Vega and Lesli Lamb Manning
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Attorney for Personal Representatives:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Telephone: (813) 272-1400
Fax: (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
April 11, 18, 2025 25-01010H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 24-CP-003489
DIVISION: B
JUDGE: Caroline Tesche Arkin
IN RE: ESTATE OF
HEATHER GOMEZ VOIGT,
a/k/a Heather Gomez-Voigt,
Deceased.

The administration of the Estate of HEATHER GOMEZ VOIGT, also known as Heather Gomez-Voigt, deceased ("Decedent"), whose date of death was August 23, 2024, is pending in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602, and the telephone number of which is (813) 276-8100 extension 7810. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Hillsborough County, Florida
PROBATE DIVISION
File No. 25-CP-001059
IN RE: ESTATE OF
Richard Bryan Linkous
Deceased.

The administration of the estate of Richard Bryan Linkous, deceased, whose date of death was January 11th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is April 11th, 2025

Personal Representative:
Carl Alfred Lerer
2911 W Osborne Ave
Tampa, FL 33614
Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
April 11, 18, 2025 25-01019H

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES SHALL 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.

Pursuant to Section 733.212(1) of the Florida Statutes, the Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Sections 732.216 through 732.228 of the Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.221 of the Florida Statutes.

The date of first publication of this Notice is April 11, 2025.

Personal Representative:
Marisa Arnone
3031 San Carlos Drive
Margate, Florida 33063
Attorneys for the Personal Representative:
Horacio Sosa, Esq.
Florida Bar No.: 584029
E-Mail Address: hrosa@sosalegal.com
Aaron Humphrey, Esq.
Florida Bar No.: 91167
E-Mail Address:
ahumphrey@sosalegal.com
Horacio Sosa, P.A.
2924 Davie Road, Suite 102
Davie, Florida 33314
Telephone: (954) 532-9447
Facsimile: (954) 337-3819
E-Mail for E-Service:
eservice@sosalegal.com
Website: www.sosalegal.com
April 11, 18, 2025 25-00993H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-0940
IN RE: ESTATE OF
ALI NAWAWY
Deceased.

The administration of the estate of ALI NAWAWY, deceased, whose date of death was February 23, 2025, 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's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is April 11, 2025.

Personal Representative:
/s/ Fatmeh Nawawy
FATMEH NAWAWY
18025 Malakai Isle Drive
Tampa, Florida 33647
Attorney for Personal Representative:
/s/ Lori Vella
ID idNpXtEYmV6XCZzaif12zM7L
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
April 11, 18, 2025 25-01018H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001130
Division A
IN RE: ESTATE OF
CLETA MAYO ALEXANDER
Deceased.

The administration of the estate of Cleta Mayo Alexander, deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Second Floor, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is April 11, 2025.

Personal Representative:
Jodi G. McMaster
4336 Lexington Pointe Parkway
Eagan, MN 55123
Attorney for Personal Representative:
CULLEN I. BOGGUS, Attorney
Florida Bar Number: 112393
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
E-Mail: CBoggus@gunster.com
Secondary E-Mail:
ndarcy@gunster.com
Secondary E-Mail:
eservice@gunster.com
ACTIVE:35795822.1
April 11, 18, 2025 25-01011H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-CP-000260
Division A
IN RE: ESTATE OF
TIMOTHY BROWN, a/k/a
TIMOTHY JOSEPH BROWN,
Deceased.

The administration of the estate of Timothy Brown, a/k/a Timothy Joseph Brown, deceased, whose date of death was December 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is April 11, 2025.

Dated this 27th day of March, 2025
Personal Representative:
/s/ Alan Gerard
Alan Gerard
72 Villa Luna Lane
Lutz, FL 33549
Attorney for Personal Representative:
/s/ Sabrina Casagrande
Sabrina L. Casagrande, Esq.
Attorney for Personal Representative
Florida Bar Number: 107163
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar, FL 34677
Telephone: (813) 852-6500
Fax: (813) 852-6450
E-Mail: scasagrande@strosslaw.com
Secondary E-Mail:
vadams@strosslaw.com
\\cloud-2353\FILES\5711\ NTCE245286.doc
April 11, 18, 2025 25-00999H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-009990 DIVISION: D

RJMG FUND, LLC,
Plaintiff, v.
UGA STREET PROPERTIES, LLC,
Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on April 1, 2025 in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as:

Lot 5, less the West 55 Feet and all Lot 6, Block 2, C.S. McEwen's Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 19, Public Records of Hillsborough County, Florida
Property address: 1408 E. Dr. Martin Luther Kind Jr. Blvd.,

Tampa FL 33603

at public sale, to the highest bidder, for cash, on May 6, 2025 at 10:00am.

The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.realforeclose.com>

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with 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.

Ivan Dimitrov Ivanov, Esq.
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff
813-563-6646

April 11, 18, 2025 25-00988H

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. 24-CA-006678

FINANCE OF AMERICA REVERSE LLC,

Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS,

TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE ESTATE OF LINDA ANGLE

CIRINCIONE, DECEASED;

HEATHER ELAINE CIRINCIONE SZARVAS; STATE OF FLORIDA;

CLERK OF THE COURT OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF

OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed March 11, 2025 and entered in Case No. 24-CA-006678, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein FINANCE OF AMERICA REVERSE LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LINDA ANGLE CIRINCIONE, DECEASED; HEATHER ELAINE CIRINCIONE SZARVAS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; STATE OF FLORIDA; CLERK OF THE COURT OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are defendants. VICTOR CRIST, 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 April 28, 2025, the following described property as set forth in said Final Judgment, to wit:

SEE EXHIBIT A

The following described land in Hillsborough County, Florida, to-wit:

Lot 6, Block 3, a replay of Tracts 2 and 7 with parts of Tracts 1, 3, 6, 8, 11 and 4, Keystone Park Colony, in Section 2, Township 27 South, Range 17 East, Hillsborough County, Florida as recorded in Plat Book 46 page 60, of the Public Records of Hillsborough

County, Florida, and that part of Tracts 3 and 4, in the Southeast 1/4 of Section 2, Township 27 South, Range 17 East, Keystone Park Colony, as recorded in Plat book 5, Page 55 of the Public Records of Hillsborough County, Florida; being more particularly described as follows: Beginning at the Northwest corner of the aforementioned lot 6, Block 3, thence S 00 degrees 04'25" West, 150.00 feet; thence North 89 degrees 26'15" West 300.00 feet; thence North 44 degrees 26' 15" West, 230.00 feet, more or less, to the waters edge of Lake Hiawatha; thence Northeasterly 105.00 feet, more or less, along said waters edge; thence S 44 degrees 26' 15" East, 120.00 feet, more or less; thence South 89 degrees 26' 15" East, 300.00 feet along a line 150.00 feet, South and parallel to the North boundary of the South 3/4 of the aforementioned Tract 3 of Keystone Park Colony, to the Point of Beginning. Containing 2.54 acres, more or less.

Being the same property conveyed to Linda Angley Cirincione, a single woman by Quit Claim Deed from Richard J. Cirincione, a single man, dated May 7, 1998, recorded on August 28, 1998 as Book 09210, Page 0959. Instrument 98255267.

APN: U-02-27-17-006-000003-00006.0

Commonly known as: 19504 Pine Valley Drive, Odessa, FL 33556

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 2nd day of April 2025.

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.: 24-00778 CLNK
V6.20190626

April 11, 18, 2025 25-00989H

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

CASE NO.: 24-CA-000509

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE2,

Plaintiff, vs.

ERNESTO PEREZ; UNKNOWN SPOUSE OF ERNESTO PEREZ N/K/A JULIA PEREZ; THE CIT GROUP/CONSUMER FINANCE, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 9, 2024 in Civil Case No. 24-CA-000509, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE2 is the Plaintiff, and ERNESTO PEREZ; UNKNOWN SPOUSE OF ERNESTO PEREZ N/K/A JULIA PEREZ; THE CIT GROUP/CONSUMER FINANCE, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on May 28, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 22 EAST, RUN WEST 210 FEET ALONG THE NORTH BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 130

FEET, FOR A POINT OF BEGINNING, THENCE WEST 194 FEET, THENCE SOUTH 247.44 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 600, THENCE SOUTHEASTERLY 200.10 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE (33 FEET FROM THE CENTERLINE) THENCE NORTH 295.3 FEET TO THE POINT OF BEGINNING. AND

PARCEL I

LOT BEGINNING 25 FEET SOUTH AND 378 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND RUN SOUTHERLY 105 FEET WESTERLY 26 FEET NORTHERLY 5 FEET EASTERLY 174 FEET NORTHERLY 100 FEET AND EASTERLY 24.26 FEET TO THE POINT OF BEGINNING, OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 22 EAST.

PARCEL II

THAT PART OF THE EAST 75 FEET OF THE WEST 256 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING NORTH OF SR 600, LESS THE NORTH 125 FEET, OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 22 EAST.

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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 26th day of March, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff

5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484

Telephone: 561-392-6391
Facsimile: 561-392-6965

By: /s/ John J. Cullaro
John J. Cullaro, FL Bar No. 66699

2025.03.26 09:37:26-04'00'

FBN: 66699

Primary E-Mail:
ServiceMail@aldridgepite.com

1221-15177B

April 11, 18, 2025 25-00987H

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE

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

CASE NO. 21-CC-047081

WATERSIDE COMMUNITY ASSOCIATION, INC., PLAINTIFF,

V.

PAULETTE A. BROWN, PAULETTE MCCLAIN, UNKNOWN SPOUSE OF PAULETTE MCCLAIN, UNKNOWN TENANTS, DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 2, 2024, entered in Case No. 21-CC-047081 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WATERSIDE COMMUNITY ASSOCIATION, INC., is the Plaintiff, and PAULETTE A. BROWN, PAULETTE MCCLAIN, UNKNOWN SPOUSE OF PAULETTE MCCLAIN, UNKNOWN TENANTS, are the Defendants, Victor Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at <https://www.hillsborough.realforeclose.com> at 10:00 AM, on the 30th day of May, 2025 the following described property as set forth in said Final Judgment:

LOT 1 BLOCK 10, RIVERWALK AT WATERSIDE ISLAND TOWNHOMES-PHASE ONE, ACCORDING TO THE MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 92 AT PAGE 70 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Name of record owner: PAULETTE A. BROWN and PAULETTE MCCLAIN

Property Address: 4126 GRADSTONE PL., TAMPA, FL 33617-7312

PIN:A-28-28-19-5ZB-000010-00001.0

Folio: 148855-0374

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs 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: April 8, 2025

s/ Marielle Westerman, Esq.
Florida Bar No. 13244

Westerman Law, PLLC
360 Central Ave., Ste. 800

St. Petersburg, FL 33701

mwesterman@westerman.law

April 11, 18, 2025 25-01014H

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.: 24-CA-000934 SECTION # RF

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.

ONYEMAECHE A. EZEANYA; TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; NKECHI EZEANYA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 05 day of May, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 91, OF TRIPLE CREEK PHASE 1 VILLAGE D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 162, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 13157 ROYAL PINES AVENUE, RIVERVIEW, FL 33579

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to 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 07 day of April 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:

De Cubas & Lewis, P.A.
PO Box 5026

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516

eservice@decubaslewis.com

24-00124

April 11, 18, 2025 25-01012H

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

CASE NO.: 23-CA-000650

WELLS FARGO BANK, N.A., Plaintiff, vs.

LINDA RAMROOP; UNKNOWN TENANT #1 N/K/A MARGARITA SERRANO; UNKNOWN TENANT #2 N/K/A SHILOH BROWN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 26, 2024 in Civil Case No. 23-CA-000650, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and LINDA RAMROOP; UNKNOWN TENANT #1 N/K/A MARGARITA SERRANO; UNKNOWN TENANT #2 N/K/A SHILOH BROWN; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on June 3, 2025 at 10:00:00 AM EST

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

RAMROOP SUBDIVISION LOT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 237, 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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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 2nd day of April, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff

5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: Zachary Ullman

Digitally signed by Zachary Ullman

DN: CN=Zachary Ullman,

E=zullman@aldridgepite.com

Reason: I am the author of this document

Location:

Date: 2025.04.02 15:11:11-04'00'

Foxit PDF Editor Version: 12.1.0

FBN: 106751

Primary E-Mail:
ServiceMail@aldridgepite.com

1113-14445B

April 11, 18, 2025 25-01008H

FIRST INSERTION

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

CIVIL DIVISION: I
CASE NO.: 24-CA-003508 SECTION # RF

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4N,

Plaintiff, vs.

BRIAN J. FORTE; MONTREUX AND STILLWATER MASTER ASSOCIATION INC.; STILLWATER PROPERTY OWNERS ASSOCIATION INC.;

CYNTHIA C. FORTE A/K/A CYNTHIA FORTE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), V

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO. 25-CA-002074
MIDFIRST BANK
Plaintiff, v.
DEANDRE A WALDEN, ET AL.
Defendants.
TO: DEANDRE A WALDEN,
Current residence unknown, but whose
last known address was:
9910 LORRAYNE RD, RIVERVIEW,
FL 33578-5011

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in Hillsborough County,
Florida, to-wit:

THE SOUTH 150 FEET OF
EAST 10 FEET OF LOT 2, AND
THE WEST 60 FEET OF LOT 3,
BLOCK 5, REVISED PLAT OF
BYARS RIVERVIEW ACRES,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 33, PAGE 4, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on eXL Legal,
PLLC, Plaintiff's attorney, whose ad-
dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or be-
fore May 12, 2025 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 Hillsbor-
ough County George Edgecomb Court-
house, 800 Twigg Street, Tampa, FL
33602, either before service on Plain-
tiff's attorney or immediately thereaf-
ter; 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 Ad-
ministrative Office of the Court as far
in advance as possible, but preferably
at least (7) days before your scheduled
court appearance or other court activ-
ity of the date the service is needed by
contacting: Administrative Office of
the Courts, Attention: ADA Coordina-
tor, 800 E. Twigg Street, Tampa, FL
33602 Phone: 813-272-7040 ; Hear-
ing Impaired: 1-800-955-8771; Voice
impaired: 1-800-955-8770 ; or e-mail:
ADA@fljud13.org

WITNESS my hand and seal of the
Court on this 4th day of April, 2025.

Victor D. Crist
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
1000010747

April 11, 2025 25-01022H

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. 19-CA-002928
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.
TAJAR J. RAY, JR, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pur-
suant to a Final Judgment of Fore-
closure dated August 24, 2022, and
entered in 19-CA-002928 of the Cir-
cuit Court of the THIRTEENTH Ju-
dicial Circuit in and for Hillsborough
County, Florida, wherein FREEDOM
MORTGAGE CORPORATION is
the Plaintiff and TAJAR J. RAY, JR.;
MAGNOLIA PARK AT RIVERVIEW
HOMEOWNERS 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 10:00 AM, on April 29, 2025, the fol-
lowing described property as set forth
in said Final Judgment, to wit:

LOT 9, BLOCK 14, MAGNO-
LIA PARK SOUTHEAST "D",
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 120, PAGE(S) 86
THROUGH 96, OF THE PUB-
LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA
Property Address: 6108 MAG-
NOLIA PARK BOULEVARD,
RIVERVIEW, FL 33578

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 accor-
dance with Florida Statutes, Section

45.031.

IMPORTANT
AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability 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 re-
quest 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 Ac-
commodations Form and submit to 800
E. Twigg Street, Room 604 Tampa, FL
33602. Please review FAQs 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 Coordina-
tor, 800 E. Twigg Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fljud13.org

Dated this 8 day of April, 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
19-270479 - NaC
April 11, 2025 25-01027H

FIRST INSERTION

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

Case No: 23-CA-013302
Division: K
RHONDA ECCLESTON
Plaintiff, v.
CM PROPERTIES TAMPA LLC, a
Florida Limited Liability Company
Defendant.

NOTICE IF HEREBY GIVEN that,
pursuant to a Final Judgment, dated,
November 14, 2023, in this cause, in the
Circuit Court of Hillsborough County,
Florida, the office of Victor D. Crist,
Hillsborough County Clerk and Comp-
troller, shall sell the property situated
in Hillsborough County, Florida, de-
scribed as:

Lot 7, Block 6; together with
the West 1/2 of vacated Fulton
St. abutting on the East thereof;
and Lot 8, Block 6, Baybridge
Revised, according to the map or
play thereof as recorded in Plat
Book 10, Page 30, Public Records of
Hillsborough County, Florida.
Property Address: 4905 Price
Avenue, Tampa, FL 33611 and
4909 Price Avenue, Tampa, FL
33611

at public sale, to the highest and best
bidder for cash at www.hillsborough.
realforeclose.com; at 10:00 a.m. on
MAY 9, 2025 in accordance with

Section 45.031 Florida Statutes.
Any person claiming an interest in
the surplus from the sale, if any, other
than the property owner as of the date
of the Lis pendens, must file a claim
before the clerk reports the surplus as
unclaimed.

If you are a person with a disability
who needs an accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the ADA Coordinator, Hills-
borough County Courthouse, 800 E.
Twigg St., Room 604, Tampa, Florida
33602, (813) 272-7040, at least 7 days
before your scheduled court appear-
ance, or immediately upon receiving
this notification if the time before the
scheduled appearance is less than 7
days; if you are hearing or voice im-
paired, call 711.
YESNER LAW, P.L.
Shawn M. Yesner, Esq.
FBN: 0155225
Lauryn V. Fabrizio, Esq.
FBN: 1015838
Countryside Colonial Center
2753 S.R. 580, Suite 106
Clearwater, FL 33761-3351
Telephone: (813) 774-5737
Facsimile: (813) 344-0950
Email: Shawn@YesnerLaw.com
Email: Lauryn@YesnerLaw.com
Email: Julia@YesnerLaw.com
April 11, 2025 25-01024H

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-000984
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST,
SERIES 2020-1,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF LOYCE
TULLOCH A/K/A LOYCE M.
TULLOCH A/K/A LOYCE MARCUS
TULLOCH, DECEASED, et. al.
Defendant(s).

TO: THE UNKNOWN HEIRS, BENE-
FIICIARIES, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF LOYCE TULLOCH A/K/A
LOYCE M. TULLOCH A/K/A LOYCE
MARCUS TULLOCH, 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, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the Defen-
dants, 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 be-
ing foreclosed herein.

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
THE WEST 1 ACRES, MORE
OF LESS, OF THE FOLLOW-
ING DESCRIBED TRACT;
BEING AT A POINT 476.68
FEET DUE EAST OF THE NW
CORNER OF THE SW 1/4 OF
SECTION 17, TOWNSHIP 28
SOUTH, RANGE 20 EAST;
RUN THENCE EAST 427.32
FEET TO A POINT, THENCE
SOUTH 507.54 FEET;
THENCE WEST 118.54 FEET;

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Ave., Suite 100, Boca Raton, Flor-
ida 33487 on or before May 12, 2025/
(30 days from Date of First Publication
of this Notice) and file the original with
the clerk of this court either before ser-
vice on Plaintiff's attorney or immedi-
ately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

THIS NOTICE SHALL BE PUB-
LISHED 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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. Twigg 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 4th day of April, 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
23-134129
April 11, 2025 25-01007H

ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-134129
April 11, 2025 25-01007H

FIRST INSERTION

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

CASE NO.: 25-CA-000265
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
ZACKARY JAMES A/K/A
ZACKARY A. JAMES; AYEANNA
RACHEL; UNKNOWN SPOUSE
OF ZACKARY JAMES A/K/A
ZACKARY A. JAMES; UNKNOWN
SPOUSE OF AYEANNA RACHEL;
KINGSWAY ESTATES
HOMEOWNERS ASSOCIATION,
INC.; UNITED STATES OF
AMERICA; UNKNOWN
TENANT(S) IN POSSESSION #1
and #2, et.al.
Defendant(s).

TO: ZACKARY JAMES
A/K/A ZACKARY A. JAMES
(Current Residence Unknown)
(Last Known Address(es))
1132 FENNEL GREEN DRIVE
SEFFNER, FL 33584
418 S PINE ST
BUSHNELL, FL 33513-7004
UNKNOWN TENANT(S)
IN POSSESSION #1
(Last Known Address)
1132 FENNEL GREEN DRIVE
SEFFNER, FL 33584
ALL OTHER UNKNOWN PARTIES,
INCLUDING, IF A NAMED DEFEN-
DANT IS DECEASED, THE PERSON-
AL REPRESENTATIVES, THE SUR-
VIVING SPOUSE, HEIRS, DEVISEES,
GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING, BY,
THROUGH, UNDER OR AGAINST
THAT DEFENDANT, AND ALL
CLAIMANTS, PERSONS OR PAR-
TIES, NATURAL OR CORPORATE,
OR WHOSE EXACT LEGAL STATUS IS
UNKNOWN, CLAIMING UNDER
ANY OF THE ABOVE NAMED OR
DESCRIBED DEFENDANTS
(Last Known Address)
1132 FENNEL GREEN DRIVE
SEFFNER, FL 33584

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 16, BLOCK 10, KINGSWAY
PHASE 1, ACCORDING TO
THE PER PLAT THEREOF, AS
RECORDED IN PLAT BOOK
106, PAGE 162, OF THE PUB-
LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Brian L. Ro-
saler, Esquire, POPKIN & ROSALER,
P.A., 1701 West Hillsboro Boulevard,
Suite 400, Deerfield Beach, FL 33442.,
Attorney for Plaintiff, on or before
5/5/2025, a date which is within thirty
(30) days after the first publication of
this Notice in the (Please publish in
Business Observer) and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint.

If you are an individual with a dis-
ability who needs an accommodation in
order to participate in a court proceed-
ing or other court service, program, or
activity, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Requests for accommodations
may be presented on this form, in an-
other written format, or orally. Please
complete the attached form and mail
it to the Thirteenth Judicial Circuit,
Attention: ADA Coordinator, 800 E.
Twigg Street, Room 604, Tampa, FL
33602 or email it to ADA@fljud13.org
as far in advance as possible, but prefer-
ably at least seven (7) days before your
scheduled court appearance or other
court activity.

Upon request by a qualified indi-
vidual with a disability, this document
will be made available in an alternate
format. If you need assistance in com-
pleting this form due to your disability,
or to request this document in an alter-
nate format, please contact the ADA
Coordinator at (813) 272-7040 or 711
(Hearing or Voice Impaired Line) or
ADA@fljud13.org.

WITNESS my hand and the seal of
this Court this 28TH day of MARCH,
2025.
VICTOR D. CRIST
As Clerk of the Court
and/or Comptroller
(SEAL) /s/ Jennifer Taylor
Signature
JENNIFER TAYLOR
Print Name if Deputy Clerk
Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff,
24-51859
April 11, 2025 25-00997H

THENCE NORTH 132.0 FEET,
THENCE WEST 308.82 FEET,
THENCE NORTH 375.54 FEET
TO THE POINT OF BEGIN-
NING, LESS AND PORTION
LYING WITHIN THE PARCEL
DESCRIBED IN OFFICIAL RE-
CORDS BOOK 3152, PAGE 407,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUN-
TY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Ave., Suite 100, Boca Raton, Flor-
ida 33487 on or before May 12, 2025/
(30 days from Date of First Publication
of this Notice) and file the original with
the clerk of this court either before ser-
vice on Plaintiff's attorney or immedi-
ately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

THIS NOTICE SHALL BE PUB-
LISHED 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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. Twigg 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 4th day of April, 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
23-134129
April 11, 2025 25-01007H

A/K/A: 1132 FENNEL GREEN
DRIVE, SEFFNER, FL 33584.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on Brian L. Ro-
saler, Esquire, POPKIN & ROSALER,
P.A., 1701 West Hillsboro Boulevard,
Suite 400, Deerfield Beach, FL 33442.,
Attorney for Plaintiff, on or before
5/5/2025, a date which is within thirty
(30) days after the first publication of
this Notice in the (Please publish in
Business Observer) and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded in the complaint.

If you are an individual with a dis-
ability who needs an accommodation in
order to participate in a court proceed-
ing or other court service, program, or
activity, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Requests for accommodations
may be presented on this form, in an-
other written format, or orally. Please
complete the attached form and mail
it to the Thirteenth Judicial Circuit,
Attention: ADA Coordinator, 800 E.
Twigg Street, Room 604, Tampa, FL
33602 or email it to ADA@fljud13.org
as far in advance as possible, but prefer-
ably at least seven (7) days before your
scheduled court appearance or other
court activity.

Upon request by a qualified indi-
vidual with a disability, this document
will be made available in an alternate
format. If you need assistance in com-
pleting this form due to your disability,
or to request this document in an alter-
nate format, please contact the ADA
Coordinator at (813) 272-7040 or 711
(Hearing or Voice Impaired Line) or
ADA@fljud13.org.

WITNESS my hand and the seal of
this Court this 28TH day of MARCH,
2025.

VICTOR D. CRIST
As Clerk of the Court
and/or Comptroller
(SEAL) /s/ Jennifer Taylor
Signature
JENNIFER TAYLOR
Print Name if Deputy Clerk
Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff,
24-51859
April 11, 2025 25-00997H

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-001751
U.S. BANK TRUST NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
BARBARA G. ROQUE A/K/A
BARBARA ROQUE, et. al.
Defendant(s).

TO: JOSE M. ROQUE A/K/A JOSE
ROQUE, UNKNOWN SPOUSE
OF JOSE M. ROQUE A/K/A JOSE
ROQUE,
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 fore-
closed herein.

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

LOT 13 IN BLOCK 1 OF HICK-
ORY LAKES PHASE II, AC-
CORDING TO THE MAP OR
PLAT THEREOF RECORDED
IN PLAT BOOK 82, PAGE 71,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before May 15,

2015/(30 days from Date of First Pub-
lication of this Notice) and file the origi-
nal 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 PUB-
LISHED 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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. Twigg 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 9th day of April, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: MUSTAFA DIVAN
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-247506
April 11, 2025 25-01032H

FIRST INSERTION

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

CASE NO.: 25-CA-002020
MYCUMORTGAGE, LLC,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHER PARTIES CLAIMING
AN INTEREST BY, THROUGH,
UNDER, OR AGAINST THE
ESTATE OF JAMIE T. CARTER
A/K/A JAMIE CARTER,
DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries,
Devisees, Surviving Spouse, Grantees,
Assignee, Lienors, Creditors, Trustees,
And All Other Parties Claiming An In-
terest By, Through, Under, Or Against
The Estate Of Jamie T. Carter A/K/A
Jamie Carter, Deceased
Last Known Residence: Unknown

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in Hillsborough County,
Florida:

ALL OF LOT 20 AND THE
NORTH HALF OF LOT 21,
BLOCK 4, EL PORTAL, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECOR-
DED IN PLAT BOOK 17, PAGE(S)
15, OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.

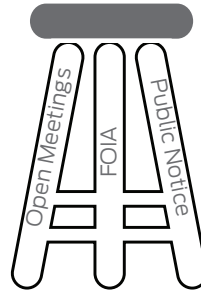
has been filed against you and you are

required to serve a copy of your writ-
ten 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 May
15, 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 de-
manded 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or immedi-
ately 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. Twigg 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.

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



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



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

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE / PUBLIC SALES ---

THIRD INSERTION

NOTICE OF ACTION
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION

Case No.: 8:25-cv-163-KKM-LSG
SOUTHWIND RISK RETENTION GROUP,
Plaintiff, v.
SOD OF CENTRAL FLORIDA, INC., ROBERT ADAMS, AND DMYTRO HRYHORASH, Defendants.
TO: ROBERT ADAMS
(Address unknown)

YOU ARE HEREBY NOTIFIED that a complaint has been filed against you in the United States District Court for the Middle District of Florida, Tampa Division, under the case number described above. The complaint seeks a declaratory judgment related to coverage under an insurance policy for damages resulting from a March 22, 2024, car accident. No later than thirty days after the first publication of this notice, you must file your written defenses, if any, with the Clerk of Court and serve a copy on Brittney Savino, Esq., the plaintiff's attorney, whose address is Hinshaw & Culbertson, LLP, 2811 Ponce de Leon Blvd, Suite 1000, Coral Gables, Florida 33134.

To be published for four consecutive weeks.

Dated: March 20, 2025
LINDSAY S. GRIFFIN
United States Magistrate Judge
Mar. 28; Apr. 4, 11, 18, 2025

25-00838H

SECOND INSERTION

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

PROBATE DIVISION
File No. 25-CP-001063
IN RE: ESTATE OF
VERONICA EVERETT,
Deceased.

The administration of the estate of VERONICA EVERETT, deceased, whose date of death was January 21, 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.

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

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

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

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

The date of first publication of this notice is: April 4, 2025.

MARK EVERETT
Personal Representative
2200 Krista Lane
Brandon, FL 33511

Ashley G. Friedrich
Florida Bar No. 1007955
Attorney for Personal Representative
Hines Norman Hines, P.L.
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: afriedrich@hnh-law.com
April 4, 11, 2025 25-00969H

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storage-treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.
U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday April 17, 2025 @ 10:00 AM.
O-11 Dorothy Bailey
April 4, 11, 2025 25-00972H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000261

Division A
IN RE: ESTATE OF
Curtis W. Wienker
Deceased.

The administration of the estate of Curtis W. Wienker, deceased, whose date of death was October 19th, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 4th, 2025

Personal Representative:
Susana D. Gonzalez
5501 14th Ave S
Gulfport, FL 33707

Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-florida.com
April 4, 11, 2025 25-00979H

SECOND 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-005819
MIDFIRST BANK,
Plaintiff, vs.
PASCUAL PINET DAVILA, et al.,
Defendant.

To: PASCUAL PINET DAVILA
921 WYNNMERE WALK AVE
RUSKIN, FL 33570
UNKNOWN SPOUSE OF PASCUAL PINET DAVILA
921 WYNNMERE WALK AVE
RUSKIN, FL 33570
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 12, BLOCK 4, WYNNMERE WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE(S) 169 THROUGH 175, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before May 6, 2025

or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to 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 said Court on this 31st day of March, 2025.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Mustafa Divan
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email:
Kimberlee.Masters@mccalla.com
24-10103FL
April 4, 11, 2025 25-00959H

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

To publish your legal notice Email: 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.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

Business Observer

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 23, 2025, 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, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424**Time: 09:30 AM****Sale to be held at www.storage treasures.com.**

1027 - rosa, Leandro dela; 2008 - soluri, paul; 6026 - Holloway, Marshall; 6054 - mitchell, kevin; 7013 - Soluri, Paul J; 7075 - Soluri, Paul J; 7076 - Mason, Tkeria; 8033 - AquaBlue Business Solutions Dobson, Tina; 8045 - hartnett, Andrew; 8094 - Leslie, Adrienne

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627**Time: 09:45 AM****Sale to be held at www.storage treasures.com.**

0113 - Lingo, Sadie; 0205 - Iozano, Miguel; 0508 - Alfonso, Anthony; 0832 - Eleutice, Darlene; 1238 - hernandez, andres; 1360 - Rowan, Dennis; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 - Kerr, Allison; 1527 - Edwards, Travis; 1701 - Kraft, Kimberly

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824**Time: 10:00 AM****Sale to be held at www.storage treasures.com.**

B136 - Elder, Donell; C034 - Fejzullai, Stuart; E049 - Blake, Krystall; E052 - Rivera, Ailin; E088 - Hayes, Dionne; F066 - Godwin, Katrisha; F086 - Rosa, Patrick; G008 - McCrae, Brian; G020 - Shartz, Ken; G089 - McCrae, Brian; G093 - McCrae, Brian; G099 - Colon, Selena; G105 - Moisture Master Pros Kent, Joshua; J003 - Palacio, Jairo; J009 - Villatoro, Guillermo; J026 - Ricks, Darren; J054 - Krikland, Shumika

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681**Time: 10:15 AM****Sale to be held at www.storage treasures.com.**

1313 - Anderson, Vanilla; 1355 - Gonzalez, Haydee; 2033 - Burks, Valerie; 2268 - White, Omar; 2434 - Llanos-Rivera, Betzaida; 2436 - Calabretta, Christopher; 3041 - Singleton Sr, Rante; 3064 - sconiers, Johniela; 3089 - Simmons, Myrtis; 3092 - Johnson, Sayonni; 3098 - Woodger, Winfred; 3104 - Perez, William; 3163 - Davis, De Azia; 3245 - burgos, rafeal; 3264 - Burgos, Rafael; 3282 - Carrington, Lisa; 3308 - Aguilar Jr, Felix; 3372 - Grant, Beverly; 3380 - sanchez, Alan; 3386 - Malave, Tiffanie; 3414 - Basquin, Jery; 3455 - Jacquet, Berta; C066 - Everett, Justin; F090 - Veloz, Dianelys; F114 - Smith, Natalie; F117 - Mullings, Alexander; F137 - Danzey, Domulest; F146 - Yanez Agelvis, Jose

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137**Time: 10:30 AM****Sale to be held at www.storage treasures.com.**

A003 - Reed, Ebony; A013 - Maples, Ashley; A058 - Cooper, Devon; B007 - jacobsen, walter; B009 - Joseph, Jasmynne; B026 - Noonkester, Sarah; B051 - Judge, Adrian; B053 - Kelly, Mary; C002 - Silva, Mark; C021 - allen, Roleisha; C027 - FLOYD, UNIQUE; C028 - Cantt, Dana; C033 - davis, laresa; C054 - Biles, Alexis; C058 - Ruano, Claudia; C069 - Kolvinsky, Cory; C079 - Ruiz, Miguel; C114 - Davenport, Ayanna; D004 - Smith, Chisa; D006 - Grubbs, Jason; D070 - Ford, Ashley; D077 - r3pi Mazzone, Christopher; D080 - bystricky, Stefanie; D084 - Witt, Latoria C; E010 - Oneal, Ronnie; E028 - Davis, Kevy; E030 - Dunn, Tiffany; E063 - Evans, Raina

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985**Time: 10:45 AM****Sale to be held at www.storage treasures.com.**

1021 - Weaver, Elise; 1039 - Dias, Ane ; 1082 - marcano, Diamond Shaka; A008 - Clayton, Trinita; C033 - THOMLEY, JOHN; D011 - DEMATOS, LORRANA; D040 - Shelby, Jennie; D053 - Rivera, Nilda; F039 - Carr, Lisa; F043 - serkez, Mark

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473**Time: 11:00 AM****Sale to be held at www.storage treasures.com.**

A038 - toole, Connor; B034 - Jenkins, Jymal; D027 - Murillo, Mariana; D045 - MILLER, CARLOS; E036 - Chesbrough, Rebecca; E084 - Mills, Shari; E104 - Lowe, Brie; E117 - Lowe, Brie; E160 - Reed, Floyd ; G097 - velez, Wilfredo; G130 - Barnett, Donnese

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466**Time: 11:15 AM****Sale to be held at www.storage treasures.com.**

A041 - Vazquez, Jeishkale; A057 - Nadeem, Sayyed; B031 - Bingham, Aisha; B035 - Vazquez, Pedro; B050 - Holder, Clifton; B058 - Thomas, Nicole; D006 - Smith, Derek; D009 - porter, Terrior; E005 - Jackson, Tanknekia; F005 - garrastegui, Kerstie; F020 - Raiford, Eukiela Daniels; G011 - Mitchell, Morgan; G019 - Pittman, Vicki; G026 - Atari, Husein; G029 - Byron, Anya; G044 - Long, Shenita; G048 - Gonzalez, Adlinelena Martinez; H003 - Richardson, Edwina; H039 - Coleman, Michael; H062 - young-lindsey, Chevon; H078 - Reel, David III; I003 - Murray, Aniyah; I009 - kimbrough, Essence; I014 - Williams-Anderson, Kelly; I021 - Bradley, Tonisha; J015 - Capdeville, Bernardo Bonella

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182**Time: 11:30 AM****Sale to be held at www.storage treasures.com.**

0102 - VALLADARES MORAN, JOSE; 0254 - Anderson, Chantel; 0255 - Alotaiby, Badriah; 0308 - Pierre, Michael; 0361 - Wheeler, Gregory; 0436 - leggett, brianna; 0449 - Owens, Verlon; 0453 - Boutwell, Natalie; 0454 - stone, Caratanya; 0513 - Watts, Markees; 0519 - Simeon, Talise; 0537 - Thaler, Fred; 1002 - Lawton, Allene; 1007 - hudley, jamarcus; 1019 - Harris, Terri; 1037 - Erkilic, Hakan; 1064 - Casillas, Francesco; 1079 - clark, toni; 1131 - Hymes, Kelvin; 1140 - Blain, Francesca; 1150 - Lake, Lindsay; 1164 - George, Genae M.; 1176 - Candela, Sitrena A; 1206 - Jason, Jessica; 1210 - Heavey, Matthew L; 1216 - jones, Feddie; 1225 - Smith, Helena; 1236 - Roundtree, Shekeara; 1258 - Candela, Sitrena A; 1313 - martinez, Ashley; 1354 - Ezzahi, Francheska; 1380 - Jordan, Darryl; 1381 - Mathis, Shawn; 1400 - Rodas, Yalexia; 1416 - Mixon, Permella; 1417 - Davis, Deandre; 1426 - Coleman, Shonique; 1430 - Wright, Jaron; 1432 - Hagemann, Kenneth; 1477 - norton, tammela; 1484 - Brown, Angel; 1488 - Harris, Marquis; 1494 - Comer, Jessica; 1519 - Taylor, Cherie; 1528 - Bynum, Alexis

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129**Time: 11:45 AM****Sale to be held at www.storage treasures.com.**

0001 - OWENS, TERESA; 0110 - Rossy, Lourdes; 0129 - becic, Adelisa; 0132 - Guichardo, Francisco; 0163 - Harris, Ariyanna; 0321 - blackman, taniya; 0405 - johnson, sonja; 0427 - Jackson, Kee; 0532 - Sanders, Tyrionzer; 0567 - Thomas, Willie; 0568 - Pizarro, Nicole; 0605 - Feliz, Eva; 0608 - Sosa, Steven; 0661 - Mora Martinez, Nataly; 1071 - Clarke, Madre May; 1110 - navarro, Neycha

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139**Time: 12:00 PM****Sale to be held at www.storage treasures.com.**

A0233 - Cabrera, Jessica Dela Caridad; A0251 - Daniels, Shandrieka; A0309 - Javier, Ramon; A0318 - Braxton, Bianca; A0328 - Soulios, Eliana; A0351 - Kincy, Ryan; A0448 - vidal, Nicolas; A0461 - Castillo, Jessie James; A0553 - Rodriguez, Robert; C0128 - Martinez Gil, Augusto; C0602 - Dupree, Maurice; C0623 - Ramirez, Ashley; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0688 - MontesDeOca, Desiree; C0705 - Abreu, Giulia

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832**Time: 12:15 PM****Sale to be held at www.storage treasures.com.**

1144 - Davis, Samantha; 1185 - Anderson, Yolanda; 1201 - Murray, Michael; 1213 - Rodriguez, Rosa; 1410 - Smith, Bree; 1516 - Ward, Stacey; 2034 - King, David; 2079 - Ziedenweber, Sara; 2182 - Williams, Lori; 2211 - Ramirez, Yojander; 2229 - Navarro Pupo, Yuneisis; 4400 - Dejesus, Vanessa; 5511 - Napier, Jascenta

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471**Time: 12:30 PM****Sale to be held at www.storage treasures.com.**

1011 - Long, Katelyn; 1029 - Pearce, Jaclyn; 1034 - woddi, Mustafa; 1082 - kompos, Nikolaos; 2073 - Sage, Samantha; 2153 - Totten, Kathleen; 2162 - Sussman, Terri; 3003 - Mejia, Carmen; 3064 - Armstrong, Troy; 4021 - Culbert, Ryan; 4037 - Gatlin, Tamara; 4039 - Horton, Felicia; 4045 - Jackson, Lebra; 4123 - Melendez, Yamairah; 5003 - Guerra, Ricardo; 5154 - stoltz, Travis; 5170 - Dawson, Nicole; 5207 - Bundy, Josie; 5221 - Williams, Marquita

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098**Time: 12:45 PM****Sale to be held at www.storage treasures.com.**

1029 - Casas, Diego; 1030 - Laviolette, Shivonne; 1033 - Sutton, Kathi; 1039 - Bradford, Ashley ; 1106 - piedrahita, Williams; 1150 - Weaver, Roger; 1239 - Berrios, Suheide; 2019 - crisostomo, Denny; 2037 - Noble, Lorraine; 2038 - Anderson, Iris; 2076 - Acevedo, Ruben; 2240 - Medrano, Christopher; 2322 - McCray, James R

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.

April 4, 11, 2025

25-00953H

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 21, 2025, 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, 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.**

1023 - verrett, Ken; 1058 - Rashad, Aneesah; 2028 - Jackson, Victoria; 2057 - Jackson, Rodney; 2072 - Fecht, Daniel; 2115 - Nicol, Jennifer; 2124 - RANDALL, JEFFERY; 3009 - Haynes, Tamberneisha; 3051 - Clark, Ashley; 3163 - Hill, Macie; 3171 - Peuriot, Martha

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.**

2018 - OConner, Donald; 3003 - Lovell, Randy; A075 - kay, Melissa; C357 - Harper, Jacquelyn; D405 - Sirmans, Parris; E555 - Wallace, Shurena; G707 - Schmidt, Karina

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.**

1095 - St-Pierre, Lynda; 1238 - Peterson, Beaux; 247 - McClure, Josh; 257 - Edwards, Jenneh; 343 - Gibson marine group llc gibson, william; 779 - Tarver, Charles; 872 - reyes, Andrew; 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

April 4, 11, 2025

25-00954H

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 21, 2025, 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, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830**Time: 09:30 AM****Sale to be held at www.storage treasures.com.**

0101 - Lefayt, Florence; 0156 - Wimderly, Tanaya; 0310 - Edwards, Deborah; 0323 - Mcmahon the third, Norman; 0331 - Acevedo, Mark; 1019 - willuams, Patrick; 1023 - Ali, Chase; 1029 - Brown, Kelvin; 1055 - McCutcheon, Sean; 1059 - VanderLind, Mikaila; 1067 - Local transport corp McElroy, Vince; 2019 - Valdez, Julie; 2032 - Knight, Ernest; 2036 - james, Alyia; 3044 - Smith, Samuel; 3060 - Jenkins, Herbert; 9058 - Baraybar, Myriam

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949**Time: 10:00 AM****Sale to be held at www.storage treasures.com.**

0258 - Eady, Tanesha; 0285 - Harrison, Meia; 0293 - White, Scott; 0436 - Moody, Justin; 0537 - Smiley, Jerome; 0608 - McCormick, Robert; 1068 - Creel, Alyssa; 2138 - Alvarnaz, Amanda

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867**Time: 10:15 AM****Sale to be held at www.storage treasures.com.**

01002 - teague, Stephanie; 01095 - Bright, Alex; 01136 - Cade, Deja; 01168 - Edwards, Kelli; 01171 - Edwards, Tavarse; 02042 - Byrnes, Kirby; 02076 - Jones, Ariel; 02079 - Bright, Therese; 02111 - Tyson, Clifton; 02132 - Dorris, Janashia; 02172 - Harris, Tony ; 02231 - Tolson, Tyrone; 03044 - Woods, Anthony; 03160 - Lopez, Cynthia; 03162 - MC PHEE, LATORA; 03218 - teague, Stephanie; 03275 - Ross, Victoria L.; 03292 - Johnson, Pamela; 07011 - Powell, Mark A; 07013 - Wines, Jamie; 07015 - Kennedy, Franklin; 07018 - Campbell, Brittany; 08002 - Alvarado, jose; 08017 - Williams, Tracey; 09016 - Johnson, Ralston; 13076 - Philon, Lamont; 13177 - Sevilla, Sergio

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752**Time: 10:30 AM****Sale to be held at www.storage treasures.com.**

0106 - Rao, Adarier; 0219 - POWELL, WILLIAM; 0324 - Allen, Marc; 0418 - Paris, Frances; 0434 - AIC STRATEGIES Rao, Adarier; 0446 - Barrett, Jacqueline; 1027 - Daniel, Nebiyou; 3056 - Burrows, Alicia; 3074 - black, Brandon; 3075 - Hernandez, Michael; 3076 - Ravnell, Keshia; 3083 - Walker, Glenn; 3119 - UM Design Group Dockendorff, Tracey; 3137 - Berry, Daniele; 3157 - Nelson, Amanda; 3214 - King, Rick A

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277**Time: 11:15 AM****Sale to be held at www.storage treasures.com.**

1064 - griffin, Jerome; 1130 - Funk, Bryan; 1131 - Nolton, Topaz; 2008 - Axon, Sharhonda; 2019 - Morrison, Geonna; 2031 - Thompson, Amber; 2051 - Dolan, Kathleen; 2052 - Harrison, Scott; 2053 - Dolan, Aaron; 2068 - Ravnell, Keshia; 2079 - tolentino, Angely; 2083 - Green, Angela; 2090 - Swanson, Kiara; 2112 - Doctor, Nymia; 2153 - Wiggs, Candice; 2154 - Young, John; 3022 - washington, LaQuinda; 3063 - Thomas, Anthony; 3070 - Walker, Jamee; 3117 - Oliver, Alexander; 3123 - Cross, Dave; 3124 - Dallas, Velisha; 3138 - Harris, Latalitys; 3141 - Simpson, Kaceila; 3156 - Warren, Clarence; 3157 - Williams, Joanna; 3182 - Woods, Myra; 3184 - Millovitch, Laurel

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479**Time: 11:45 AM****Sale to be held at www.storage treasures.com.**

A072 - Ramjit, Adam; B032 - Larkin, Robert; B050 - Boone, Yvonne; B083 - Flores, DigMarie Lozada; C005 - worden, Tina; C017 - Casusky, Sophia; C036 - Miller, Deborah; C047 - Gonzalez - Yague, Milagros; C131 - Martinez, Luis Bruno; D010 - DUNBAR, GREGORY; D026 - Wimer, Paige; D033 - traded partners Dubose, Giavontague; D034 - preacott, Jesse; D098 - DiLillo, Salvatore; D102 - Moss, Kateara; D130 - luciano, Genesis; E029 - Johnson, Kevin; I015 - Larry, Rashaw; I027 - Paratore, Lisa; I082 - Oden, Keyanna; J002 - Peraza, Luis; J005 - Poole, Danisha; J010 - Ellis, Dajalon; J017 - Byrd, Pippi; J044 - Bray, Deja; J059 - Fairweather, Meleta; J063 - Paredes, Sarah; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J117 - Lima, Adrian

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721**Time: 12:00 PM****Sale to be held at www.storage treasures.com.**

0013 - Dantzler, Tonja; 0020 - Skinner, Candance; 0060 - Brown, Shanea; 0162 - Poplin, Madeline; 0193 - Mckinnon, Nykesshia; 0235 - The Creative Cohort Singleton, Jay; 0245 - Gallardo, Lindsay; 0278 - Dixon, Derick; 0304 - Saul, Kerine ; 0368 - Rosario de Sousa, Nanci; 0389 - Hatchett, Karl; 0412 - Hylton, Orville; 0438 - Rentz, Herman; 0444 - Flores, Alberto; 0534 - Williams, Ivanna; 0672 - Wright, Sean; 0687 - Warren, Kathy; 0726 - Best Choice Software Mefarland, Jerry; 0728 - Gatewood, Keith; 0765 - butler, felicia; 0766 - Darby, Terrence; 0803 - Parker, Nhijza; 0835 - Lewis, Cynthia; 0837 - Albert, Courtney; 08571 - Johnson, Jennell; 0875 - Bailey, Tiffany; 0929 - Harrison, Jakob; 1011 - Hosey, Dafney

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897**Time: 12:15 PM****Sale to be held at www.storage treasures.com.**

1013 - Highb, Ricky; 1014 - chavez, Jonathan; 1035 - Reyes, Melissa; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1116 - stallard, mark; 1173 - Carnegie, Reginald; 1220 - Klersy, Angela; 1232 - Mann, Victoria; 125 - cerezo, lisa; 128 - Padolik, Jennifer; 1321 - Kinney, Nekeyla; 1343 - Wilson, Lisa; 1377 - stafford, alyssa; 1387 - Maldonado, Edgar; 139 - Sanchez, Anthony; 140 - Hamilton, Xavier; 1515 - Kinard, Kendra; 2002 - Shelton, Tanya; 274 - harre, Katie; 278 - salters, Nakia; 409 - Law Office of Gonzalez and Associates Morales, Nomary; 411 - Rivera, Cecylia; 414 - Strassburg, Seth; 430 - Williams, Alexandria; 459 - Johnson, Kanika; 474 - Patterson, Carol; 477 - Curtis, Tyler; 483 - Sanchez, Maria; 508 - Kellett, Richard; 600 - Lisenby, Glen; 623 - Castillo, Melanie; 633 - Brockman, Dexter; 638 - Garner, Keith; 652 - crognale, Jayde; 692 - Spencer, Jordan; 712 - Clements, Joshua; 846 - bedward, Danille; 945 - Cepeda, Pablo; 956 - Noe, Teresa; 960 - Jayme, Christine

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132**Time: 12:45 PM****Sale to be held at www.storage treasures.com.**

A023 - Noske, Eugene Van; A033 - ricketts, Sandra; B008 - anderson, Shantorrie; B032 - Bryant, Nivea; B038 - Brown, Tatyana; C002 - Monroe, Tameka; C007 - Johnston, Spenser; C021 - Nitche, Theresa; C025 - Newsome, Sylvester; C027 - davis, jean; C047 - Johnson, Whitley; C053 - Palmer, jimmy; C060 - Mcneal, Zavein; D001 - coffin, raven; E019 - Thomas, Janae ; E050 - Johnson, demetrius; E080 - Hopkins, Jeremy; E118 - Tullis, Leteisha; E130 - Woodard, Ila; E144 - Thompson, Natassia; E150 - Walker, Rhonda; E158 - Valencia, Gerardo; E162 - Smith , Nicole; E206 - mungin, Paul; E207 - Williams-Anderson, Kelly; F022 - troupe, james; F027 - Williams, Ryan; F030 - Bissainthe, Renan; F032 - Phillips, Eddie; F033 - Williams, Virturous; F037 - McCullar, Cabrina; F054 - slaughter, jermain; G023 - smith, Jazmin; G028 - Charles, James; G036 - Gabriel, Rosena; G061 - jean, Evenx; G066 - eccleston, Sheldon; H001 - Taylor, Larry; H009 - Middleton, Darise; H038 - meneil, Eriqa; H051

--- ACTIONS / SALES / ESTATE ---

THIRD INSERTION

NOTICE OF ACTION
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION

Case No. 8:15-cv-01172-CEH-TGW
HILLSBOROUGH TITLE, INC.

a Florida corporation,
d/b/a PARAMOUNT TITLE,
Plaintiff, v.
SAMORA CONSTRUCTION LLC,
PEARL & SAMORA LLC,
JPMORGAN CHASE BANK, N.A.,
PATTERSON INVESTMENT
GROUP LLC, SAMORA
PATTERSON, BRADFORD
AHYOUNG, and ALL UNKNOWN
PERSONS AND ENTITIES
CLAIMING BY, THROUGH, OR
UNDER ANY OF THEM,
Defendants.

WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title"), to determine and quiet Paramount Title's title to certain funds described in the Second Amended Complaint filed in this action as the "Suspense Account Funds".

NOW, THEREFORE, notice is given, pursuant to an Order of the Court made in this action, to all unknown persons and entities claiming by, through, or under any of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Second Amended Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the Second Amended Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

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: March 19, 2025
/s/ John J. Agliano
John J. Agliano / FBN: 0503150
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
V. Stephen Cohen / FNB: 0948756
Primary: scohen@bcalaw.com
Secondary: lheckman@bcalaw.com
Joshua S. Foutz / FBN: 1049775
Primary: jfouz@bcalaw.com
Secondary: dcamacho@bcalaw.com
Bajo Cohen Agliano P.A.
606 E Madison Street
Tampa, FL 33602
Phone: (813) 223-3130
Fax: (813) 490-1026
Attorneys for Plaintiff Hillsborough Title, Inc., d/b/a Paramount Title
Mar. 28; Apr. 4, 11, 18, 2025
25-00853H

THIRD INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-011418
DIVISION: I
IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF:
MINOR CHILDREN

TO: Shawn Joseph Hattenburg or any known or unknown legal or biological father of the male child born on December 12, 2014, to Ashley Michelle Craig Current Residence Address: Unknown Last Known Residence Address: 650 West North Street, Apt. 412, Raleigh, NC 27603

YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed by Tate Healey Webster, 418 W. Platt Street, Suite B, Tampa, Florida 33606, regarding a male child born to Ashley Michelle Craig on December 12, 2014, in Ocala, Marion County, Florida. The legal father Shawn Joseph Hattenburg is Caucasian, forty (40) years old, approximately 5'9" tall, brown hair, blue eyes, normal build. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on May 14, 2025, at 9:30AM EST, before the Honorable Lindsay Alvarez, (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 408, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be held via Zoom at the following link: https://zoom.us/j/3704372256. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before April 23, 2025, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE APRIL 17, 2025, HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

DATED in Tampa, Hillsborough County, Florida, this 18th day of March 2025.

VICTOR D. CRIST
Clerk of the Circuit Court
(SEAL) By: /s/ Catherine Castillo
Deputy Clerk
CATHERINE CASTILLO
CASE NO: 24-DR-011418
Petitioner's attorney,
Tate Healey Webster,
418 W. Platt St., Suite B,
Tampa, FL 33606-2244,
(813) 258-3355
Mar. 28; Apr. 4, 11, 18, 2025
25-00878H

THIRD INSERTION

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

CASE NO.: 24-CC-054217
PROGRESSIVE SELECT INSURANCE COMPANY,
Plaintiff, v.
TERRENCE JENKINS; Personal Representative for the Estate of EMILY KOUTSOLIONTOS; KYLE GLORIOSO; BAILEY BAKER; MAKAYLA GATES; TATIANA GALLIANO; VERNETTE COCKRELL CASEY, Individually, and as Parent and/or Natural Guardian of I.C. and U.C., minors; KIARA CASEY; and LAUREN CLOUGH.
Defendants.

To the following Defendant:
TERRENCE JENKINS
Last Known Address

3702 Nature Way View, Unit 13-303
Tampa, FL 33624

YOU ARE NOTIFIED that an action for interpleader has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff, PROGRESSIVE SELECT INSURANCE COMPANY c/o JESSICA M. HERNANDEZ, ESQ., whose address is 135 San Lorenzo Ave., Suite 500, Coral Gables, Florida 33134, on or before April 28, 2025, and file the original with the Clerk of this Court before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

\$20,000.00 representing the bodily injury limit of liability under Policy No. 976625146-0.
Copies of all court documents in this

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 24-CA-009930
Division F

GTE FEDERAL CREDIT UNION Plaintiff, vs. DEREK M. SPODAR, et al. Defendants.

TO: DEREK M. SPODAR BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
10918 N 29TH ST
TAMPA, FL 33612
UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
10918 N 29TH STREET
TAMPA, FL 33612
UNKNOWN SPOUSE OF DEREK M. SPODAR BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
10918 N 29TH STREET
TAMPA, FL 33612

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 16, BLOCK 3, COLLEGE VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 10918 N 29TH STREET, TAMPA, FL 33612 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or

before April 28, 2025, (or 30 days from the first date of publication, whichever is later) 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.

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 FAQs 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: March 21, 2025.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(COURT SEAL) By: Mustafa Divan
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
181350/2426090/MTS
April 4, 11, 2025 25-00923H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 22-CA-008096
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDOLPH KERNON A/K/A RANDOLPH L. KERNON A/K/A RANDOLPH L. KERNON II;
KIMBERLY MARIE KERNON A/K/A KIMBERLEIGH KERNON JONES; RANDOLPH LEE KERNON III; FLOYD JOSEPH KERNON; BREA MAUREEN KERNON; BARRETT MICHAEL KERNON; RYAN AUSTIN KERNON, MINOR, BY THEIR NEXT FRIEND, JENNIFER KERNON,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated March 25, 2025 entered in Civil Case No. 22-CA-008096 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3 is Plaintiff and ESTATE OF RANDOLPH KERNON, et al, are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County On-Line Public Auction website: https://hillsborough.realforeclose.com,

at 10:00 AM on May 14, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

LOT 11 & 12, BLOCK B, ROBSON AND LOWMAN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 18 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. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are an individual 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. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
One East Broward Blvd, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlw.com
04-095468-F00
April 4, 11, 2025 25-00925H

SECOND INSERTION

NOTICE OF ACTION by Publication
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 25-DR-001334
Division: C

IN THE INTEREST OF JOSEPH TYRAIL DURANT, JR., And JOSIAH EUGENE DURANTE, MINORS AGNITA BROWN, Petitioner/Grandparent. And JOSEPH TYRAIL DURANTE. Respondent/Parent.
To: JOSEPH TYRAIL DURANTE
Last Known Address: 2224 Cedar Tree Circle Tampa, Florida 33613

YOU ARE NOTIFIED that an action for temporary child custody has been filed by AGNITA BROWN. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before 4/30/2025, 2025 and file an original with the Clerk of this Court, at 800 E. Twiggs St. Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter. Otherwise, a default will be entered against you for the relief demanded in the Petition.

DATED on March 25, 2025
VICTOR CRIST
CLERK OF THE CIRCUIT COURT (SEAL) BY: JENNIFER TAYLOR
As Deputy Clerk

This instrument was prepared by Fehintola Oguntebi
1904 W. Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com/
foguntebi@aol.com
April 4, 11, 18, 25, 2025 25-00928H

SECOND 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-005819
MIDFIRST BANK, Plaintiff, vs. PASCUAL PINET DAVILA, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST CELIDA PINET, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 12, BLOCK 4, WYNNMERE WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE(S) 169 THROUGH 175, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jamie Juster, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before May 5, 2025, a date which is within thirty (30) days after the first

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-002609

In re: AMI BOHEMIAN, LLC, Assignor, to LARRY S. HYMAN, Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about March 25, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by AMI BOHEMIAN, LLC, Assignor, with its principal place of business at 912 W. Kennedy Blvd., Tampa, FL 33606, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Hillsborough County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTICED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before July 23, 2025.

April 4, 11, 18, 25, 2025 25-00970H

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 31st day of March, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT 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:
Kimberlee.Masters@mccalla.com
24-10103FL
April 4, 11, 2025 25-00958H

SECOND INSERTION

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

PROBATE DIVISION
File No. 25-CP-000924
IN RE: ESTATE OF GEORGE J. PLITNIK
Deceased.

The administration of the estate of George J. Plitnik, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
David A. Plitnik
8704 Bay Laurel Ct.
Tampa, FL 33647

Attorney for Personal Representative:
Myrna Serrano Setty
E-mail Addresses:
mss@serranosetty.com,
info@serranosetty.com
Florida Bar No. 110636
Law Firm of Myrna Serrano Setty, P.A.
P.O. Box 145
Lutz, FL 33548
Telephone: (813) 902-3189
April 4, 11, 2025 25-00973H

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: March 17, 2025
CLERK OF THE COURT (SEAL) By: Mustafa Divan
Deputy Clerk

Submitted by:
FALK, WAAS, SOLOMON,
MENDLESTEIN & DAVIS, P.A.
Attorneys for Plaintiff
135 San Lorenzo Avenue, Suite 500
Coral Gables, FL 33146
Telephone: (305) 447-6500
Facsimile: (305) 447-1777
Mar. 28; Apr. 4, 11, 18, 2025
25-00833H

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

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

-- ESTATE --

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
File No: 24-CP-001509
IN RE: ESTATE OF
DIOSELINA M. VALERIO
Deceased.

The administration of the estate of DIOSELINA M. VALERIO, deceased, whose date of death was November 30, 2023, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
s/ Heriberto Valerio
Heriberto Valerio

Attorney for Personal Representative:
s/ SeanCarlo Lopez, Esq.
SeanCarlo Lopez, Esq.
Florida Bar No.: 1011035
700 7th Ave N
St. Petersburg, FL 33701
Sean@TheLopezLawGroup.com
April 4, 11, 2025 25-00914H

SECOND 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-001743
Division: U
IN RE: ESTATE OF
Audra Courtney Lunos
Deceased.

The administration of the ESTATE OF AUDRA COURTNEY LUNOS, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 24-CP-001743; the address of which is George Edgecomb Courthouse, 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatre, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is: April 4, 2025

Personal Representative:
WYATT CASTELLVI
4003 S. Shamrock Rd.
Tampa, FL 33611

Attorney for Personal Representative:
JASON C. KAO, ESQUIRE
Florida Bar No.: 47344
110 N. Armenia Ave., Suite A
Tampa, FL 33609
Tel.: (813)291-4846
E-mail: jkao@jasonkaolaw.com
April 4, 11, 2025 25-00961H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 2024CP3413
IN RE: ESTATE OF
JEFFREY YAWN SR.
Deceased.

The administration of the estate of Jeffrey Yawn, Sr., deceased, whose date of death was August 31, 2024 and the last four digits of whose social security number are 5412, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St, Tampa Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Joshua Yawn
Personal Representative

MARTEZ GORDON, ESQ.
Attorney for Personal Representative
thegordonfirm@gmail.com
Florida Bar No. 96362
5228 New Brittany LN
Zephyrhills, Florida 33541
Telephone: 813 838 3445
April 4, 11, 2025 25-00943H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000938
IN RE: ESTATE OF
DAVID ARTHUR LOOP,
Deceased.

The administration of the estate of DAVID ARTHUR LOOP, deceased, whose date of death was December 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 4, 2025.

ALISON JAYNE KIRKLAND
Personal Representative

777 N. Ashley Dr.
Unit 1702
Tampa, FL 33602
Ashley G. Friedrich
Florida Bar No. 1007955
Attorney for Personal Representative
Hines Norman Hines, P.L.
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: afriedrich@hnh-law.com
April 4, 11, 2025 25-00960H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000624
Probate Division: A
IN RE: ESTATE OF
DANIEL R. ROGERS
Deceased.

The administration of the Estate of Daniel R. Rogers, deceased, whose date of death was February 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No. 24-010528-ES
Section 003
IN RE: ESTATE OF
HENRY OLIVER, JR.,
Deceased.

The administration of the estate of Henry Oliver, Jr., deceased, whose date of death was April 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000873
Division: A
IN RE: ESTATE OF
VERONICA WITHERS
Deceased.

The administration of the estate of VERONICA WITHERS, deceased, whose date of death was August 6, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
/s/ Alexander I. Rogers
Alexander I. Rogers
(Feb 21, 2025 13:05 EST)
Alexander I. Rogers

Attorneys for Personal Representative:
/s/ Heidi W. Isenhardt
Heidi W. Isenhardt
Florida Bar Number: 123714
Email:
hisenhardt@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
Email: cpowell@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary Email:
probateservice@shuffieldlowman.com
April 4, 11, 2025 25-00971H

SECOND INSERTION

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

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

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

The date of first publication of this notice is April 4, 2025.

Dated this 27th day of December, 2024

Personal Representative:
/s/ Sherryl D. Taylor
Sherryl D. Taylor

8125 Hampton Meadows Lane
Chesterfield, VA 23832
Attorney for Personal Representative:
/s/ Sabrina Casagrande
Sabrina L. Casagrande, Esq.
Attorney for Personal Representative
Florida Bar Number: 107163
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar, FL 34677
Telephone: (813) 852-6500
Fax: (813) 852-6450
E-Mail: scasagrande@strosslaw.com
Secondary E-Mail:
vadams@strosslaw.com
\\cloud-2353\FILES\5662\NTCE242238.doc
April 4, 11, 2025 25-00940H

SECOND INSERTION

TION 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is April 4, 2025.

Personal Representative:
/s/ John Withers
John Withers
(Mar 16, 2025 11:30 EDT)
John Withers

3316 W. Palmira Ave.
Tampa, FL 33629
Attorney for Personal Representative:
/s/ Amber J. Belz
AMBER J. BELZ, ESQUIRE
Florida Bar Number: 112384
955 E. Del Webb Blvd., Suite 101B
Sun City Center, FL 33573
Telephone: (813) 296-1296
Fax: (813) 296-1297
E-Mail: attorneybelz@belzlegal.com
Secondary E-Mail:
paralegal@belzlegal.com
April 4, 11, 2025 25-00948H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA
PROBATE DIVISION
File No. 24-CP-002684
IN RE: ESTATE OF
RAQUEL ASHTON NEWTON
Deceased.

The administration of the estate of Raquel Ashton Newton, deceased, whose date of death was October 24, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 311 Pauls Dr Ste 110, Brandon, FL 33511. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 04/04/2025.

Personal Representative:
Clyde Newton
7013 Paisley Court

Gibson, Florida 33543
Attorney for Personal Representative:
Andrew Ponnock, Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
April 4, 11, 2025 25-00930H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 230
IN RE: ESTATE OF
TERRENCE E. HOFFMAN
Deceased.

The administration of the estate of Terrence E. Hoffman, deceased, whose date of death was December 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, 33601, FL. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
Nancy J. Wilt
12918 Longcrest Drive
Riverview, Florida 33579

Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
nicole@attorneypatricksmith.com
April 4, 11, 2025 25-00968H

SECOND INSERTION

**ORDER OF
SUMMARY ADMINISTRATION**
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000748
Division PROBATE
IN RE: ESTATE OF
ZARAH JOANN JACKSON,
Deceased.

On the Petition of Richard Jackson for Summary Administration (the "Petition") of the Estate of Zarah Joann Jackson, deceased, the Court finding that the Decedent died on November 24, 2024, that all interested persons have been served proper notice of the Petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the Decedent's Estate qualifies for Summary Administration and an Order of Summary Administration should be entered, it is ADJUDGED that:

Name	Address	Asset, Share or Amount
Joseph M. Jackson	1929 Hickey Road Sandpoint, ID 83864	1/3 of \$193.80 Humana Refund Check, 1/3 of \$10,188.01 United of Omaha Life Insurance Check, and 1/3 Personal Tangible Personal Property
Katherine Ann Eversoll	865 Hensley Road Mineral, VA 23117	1/3 of \$193.80 Humana Refund Check, 1/3 of \$10,188.01 United of Omaha Life Insurance Check, and 1/3 Personal Tangible Personal Property
Richard Jackson	4805 Longwater Way Tampa, FL 33615	1/3 of \$193.80 Humana Refund Check, 1/3 of \$10,188.01 United of Omaha Life Insurance Check, and 1/3 Personal Tangible Personal Property

- There be immediate distribution of the assets of the decedent as follows:
- Those to whom specified parts of the decedent's estate are as signed by this Order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.
- Debtors of the Decedent, those holding property of the Decedent, and those with whom securities or other property of Decedent are registered, are authorized and directed to comply with this Order by paying, delivering, or transferring to the beneficiaries specified above the parts of the Decedent's Estate distributed to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

Electronically Conformed 3/12/2025
Catherine Catlin
Circuit Judge
April 4, 11, 2025

25-00929H

--- ACTIONS / SALES / ESTATE ---

SECOND 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. 24-CA-004760

NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE

SERVICING,

Plaintiff, vs.

FRED G. WIGGINS, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 27, 2025, and entered in 24-CA-004760 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and FRED G. WIGGINS; UNKNOWN SPOUSE OF FRED G. WIGGINS; GULF COAST ASSISTANCE, LLC; CREDIT CORP SOLUTIONS, 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 25, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 7, SEMINOLE CREST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2013 E BROAD ST, TAMPA, FL 33610

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 accor-

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. 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 FAQs 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 28 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

24-204481 - NaP

April 4, 11, 2025

25-00964H

SECOND INSERTION

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

CASE NO.: 2024-CC-042116

BAYRIDGE HOMEOWNERS ASSOCIATION, INC., a Florida

not-for-profit corporation,

Plaintiff, vs.

NATHANIEL J. KING and ERIKA

E. KING, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgment of Foreclosure dated March 26, 2025 and entered in case no: 2024-CC-042116, of the County Court in and for Hillsborough County, Florida, wherein Bayridge Homeowners Association Inc., is Plaintiff, and Nathaniel J. King and Erika E. King, are the Defendant(s), the Office of Victor D. Crist, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. ET on May 2, 2025, the following described property as set forth in said Final Judgment, to wit:

“Lot 70, BAYRIDGE, according to the plat thereof, as recorded in Plat Book 123, Page(s) 152 through 164, of the Public Records of Hillsborough County, Florida.”

The Property is located at the street address of:

1311 Custer Bayou Street, Ruskin, FL 33570

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

If you are a person with a disability who needs an accommodation in order to access court facilities or to 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 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appear-

ance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Thirteenth Judicial Circuit ADA Coordinator [external website link] Phone: (813) 272-7040 or ADA@fljud13.org

If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Clerk's ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711.

Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 Phone: (813) 276-8100, extension 7039

If you require sign language interpreting assistance while receiving in person service at the Clerk's Office, the following locations have a virtual remote sign language interpreting service available: Edgcomb Courthouse Customer Service Center, Edgcomb Courthouse Jury Services, Edgcomb Courthouse Domestic Violence Department, Tampa Pierce Street Official Records and Value Adjustment Board Departments, Plant City Courthouse Customer Service Center, and Brandon Regional Service Center. This free sign language interpreting service is available in person on demand at these service locations during each location's operating hours.

GARFINKEL LAW

Attorney for Plaintiff

Garfinkel Law

300 N. Maitland Avenue

Maitland, FL 32751

Phone: (407) 539-3900

Telefax: (407) 386-8485

By: /s/ Karen M. Marcell, Esq.

Karen M. Marcell, Esq.

Florida Bar No.: 51640

Primary email address:

karen@garfinkel.law

Secondary email address:

rachel@garfinkel.law

20259-019

April 4, 11, 2025

25-00926H

SECOND 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-007001

PENTAGON FEDERAL CREDIT

UNION,

Plaintiff, vs.

RODMAN UNDERHILL, III AND

JOHN B. UNDERHILL AND

MICHAEL E. DOOLEY A/K/A

MICHAEL DOOLEY, et al.

Defendant(s),

TO: RODMAN UNDERHILL, III, UNKNOWN SPOUSE OF RODMAN UNDERHILL, III, JOHN B. UNDERHILL, UNKNOWN SPOUSE OF JOHN B. UNDERHILL, MICHAEL E. DOOLEY A/K/A MICHAEL DOOLEY,

UNKNOWN SPOUSE OF MICHAEL E. DOOLEY A/K/A MICHAEL DOOLEY, 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 13, BLOCK 11, CHERRY CREEK, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 1, 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 Con-

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

CASE NO. 18-CA-002447

FEDERAL HOME LOAN

MORTGAGE CORPORATION AS

TRUSTEE FOR FREDDIE MAC

SEASONED CREDIT RISK

TRANSFER TRUST SERIES 2017-2,

Plaintiff, vs.

PAULETTE BAILEY, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 18, 2024, and entered in 18-CA-002447 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST SERIES 2017-2 is the Plaintiff and PAULETTE BAILEY; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS 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 23, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 36, BLOCK 21 OF COVINGTON PARK PHASE 2B/2C/3C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7705 NOTTINGHILL SKY DR, APOLLO BEACH, FL 33572

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 FAQs 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 28 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

18-134682 - ErS

April 4, 11, 2025

25-00965H

SECOND INSERTION

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

CASE NO.: 18-CA-002507

MIDFIRST BANK,

Plaintiff, vs.

MONIKA CHUKES; ERIC DUKES;

JOHNNIE LEWIS LAMBERT;

SHIRLEY D. LAMBERT;

HILLSBOROUGH COUNTY FL

CLERK OF COURT; STATE OF

FLORIDA; UNKNOWN TENANT 1;

UNKNOWN TENANT 2; ANY AND

ALL UNKNOWN PARTIES

CLAIMING BY, THROUGH,

UNDER AND AGAINST THE

HEREIN NAMED INDIVIDUAL

DEFENDANT(S) WHO ARE NOT

KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN

PARTIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS,

DEWISEES, GRANTEEES, OR

OTHER CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 21, 2019 in Civil Case No. 18-CA-002507, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT; SHIRLEY D. LAMBERT; HILLSBOROUGH COUNTY FL CLERK OF COURT; STATE OF FLORIDA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash

at www.hillsborough.realforeclose.com on May 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 19 & 20, BLOCK "G" MAP OF HILLSBORO HEIGHTS, SOUTH ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, 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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 25th day of March, 2025.

ALDRIDGE PITE, LLP

Attorney for Plaintiff

5300 West Atlantic Avenue, Suite 303

Delray Beach, FL 33484

Telephone: 561-392-6391

Facsimile: 561-392-6965

By: Zachary Ullman

Digitally signed by Zachary Ullman

DN: CN=Zachary Ullman,

E=zullman@aldridgepite.com

Reason: I am the author of this document

Location:

Date: 2025.03.26 09:34:11-04'00'

Foxit PDF Editor Version: 12.1.0

FBN: 106751

Primary E-Mail:

ServiceMail@aldridgepite.com

1485-121B

April 4, 11, 2025

25-00963H

SECOND INSERTION

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

Case No.: 25-CP-001071

IN RE: ESTATE OF

JOHN RICHARD LEISENRING

Deceased.

The administration of the estate of John Richard Leisenring, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is April 4, 2025.

Personal Representative:
/s/ Christine Ann Wheeler
Christine Ann Wheeler

Attorney for Personal Representative:

SPINKS LAW FIRM

/s/ T. Edmund Spinks

T. Edmund Spinks, Esq.

Fla Bar No. 0423947

2801 W. Busch Blvd. Ste 200

Tampa, FL 33618

Phn: 813-651-1233

Email: ed@spinkslawfirm.com

April 4, 11, 2025

25-00939H

SECOND INSERTION

--- ACTIONS / ESTATE / TAX DEEDS / PUBLIC SALES ---

FOURTH 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:

Folio No.: 1743520000
File No.: 2025-222
Certificate No.: 2022 / 13898
Year of Issuance: 2022

Description of Property:
CAMPOBELLO BLOCKS 1 TO 30 LOTS 22 TO 24 INCL BLOCK 27
PLAT BK / PG : 2 / 29
SEC - TWP - RGE : 08 - 29 - 19

Name(s) in which assessed:
Ethiopian Orthodox Tewahedo Church Miskaye Hezunan Medhanialelem in Tampa, Florida, Inc. Ethiopian Orthodox Tewahedo Church M H M

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00775H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00766H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00775H

--- ACTIONS ---

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO: 24-DR-000063 DIVISION: B

IN RE THE MARRIAGE OF: KATHLEEN BELL ABRAMS, Petitioner/Wife, -and- KENNETH ANTHONY ABRAMS, Respondent/Husband.

TO: KENNETH ANTHONY ABRAMS 11439 Cambray Creek Loop Riverview, Florida 33579

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KATHLEEN BELL ABRAMS, Petitioner, whose address is 11439 Cambray Creek Loop, Riverview, Florida 33579, on or before 4/29/2025 and file the original with the clerk of this Court at Hillsborough County Clerk of Court, 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601, before service on Petitioner or immediately thereafter.

At issue in this case are all marital assets including the real property located at: 11439 Cambray Creek Loop, Riverview, FL 33579 having a legal description of: Lot 16, Block 3, PANTHER TRACE PHASE 2A-2 UNIT 1, according to the plat thereof, as recorded in Plant Book 105, Page 153, of the Public Records of Hillsborough County, Florida Parcel ID No.: 077436-0204

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED: 3/24/2025

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Jennifer Taylor
Deputy Clerk
JENNIFER TAYLOR
Mar. 28; Apr. 4, 11, 18, 2025

25-00883H

FOURTH 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:

Folio No.: 0869170010
File No.: 2025-252
Certificate No.: 2022 / 8848
Year of Issuance: 2022

Description of Property:
N 45 FT OF S 900 FT OF E 200 FT OF SW 1/4 OF NW 1/4 SEC - TWP - RGE: 01 - 30 - 21

Name(s) in which assessed:
FLORIDA TITLE COMPANY
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00775H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00775H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00766H

FOURTH 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:

Folio No.: 1496300000
File No.: 2025-251
Certificate No.: 2022 / 12224
Year of Issuance: 2022

Description of Property:
HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS LOT 83 & E 1/2 CLOSED ALLEY ABUTTING THEREON PLAT BK / PG : 10 / 24
SEC - TWP - RGE : 30 - 28 - 19

Name(s) in which assessed:
FRED L GENNILLE
N. B. Gennille, life estate
Fred L. Gennille, remainderman
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00774H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00774H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00774H

--- PUBLIC SALES ---

SECOND INSERTION
NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/18/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2014 JACB mobile home bearing vehicle identification number JACFL31964A and JACFL31964B and all personal items located inside the mobile home. Last Tenant: Joanie Michelle Baez Cruz. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

April 4, 11, 2025 25-00951H

THIRD INSERTION
Public Notice

Effective April 30, 2025, Peter A. Jacobson, MD, will no longer be practicing medicine at WellMed.

Patients of Dr. Jacobson may continue care at WellMed at Brandon Regional

Patients can obtain copies of their medical records at: WellMed at Regional 621 W Brandon Blvd Brandon, FL 33511 Phone: 1-813-681-5702 Fax: 1-813-653-2376

Mar. 28; Apr. 4, 11, 18, 2025

25-00896H

FOURTH 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:

Folio No.: 1437280000
File No.: 2025-250
Certificate No.: 2022 / 11702
Year of Issuance: 2022

Description of Property:
CASTLE HEIGHTS 1ST ADDITION LOTS 37 AND 38 BLOCK L-1 PLAT BK / PG : 11 / 14
SEC - TWP - RGE : 18 - 28 - 19

Name(s) in which assessed:
SHERRILLYNE D BLUE
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00773H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00773H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00769H

FOURTH 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:

Folio No.: 0594020496
File No.: 2025-218
Certificate No.: 2022 / 5821
Year of Issuance: 2022

Description of Property:
THE HIGHLANDS AT HUNTER'S GREEN A CONDOMINIUM UNIT 1406 AND AN UNDIV INT IN COMMON ELEMENTS
SEC - TWP - RGE : 17 - 27 - 20

Name(s) in which assessed:
KHADIJAH ABDULLAH TURRKISTANI
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00765H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00765H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00770H

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

CASE NO. 24-CA-000010 FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs. JOEL URENA, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of April, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block B, J & L Subdivision, according to the plat thereof, as recorded in Plat Book 45, Page 77, 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. 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 within 2 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.

By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 23-06150FL

April 4, 11, 2025 25-00933H

FOURTH 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:

Folio No.: 0723109242
File No.: 2025-229
Certificate No.: 2022 / 6887
Year of Issuance: 2022

Description of Property:
PROVIDENCE LAKES PARCEL M LOT 12 BLOCK C PLAT BK / PG : 73 / 61
SEC - TWP - RGE : 33 - 29 - 20

Name(s) in which assessed:
ANTHONY L OFFICE CHERYL L OFFICE
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00769H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00769H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00769H

FOURTH 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:

Folio No.: 1439480000
File No.: 2025-232
Certificate No.: 2022 / 11730
Year of Issuance: 2022

Description of Property:
NEBRASKA AVENUE HEIGHTS LOTS 23 24 25 BLOCK 27 PLAT BK / PG : 14 / 41
SEC - TWP - RGE : 18 - 28 - 19

Name(s) in which assessed:
ERMA D SHAPIRO SARAH G. REED GLENN REED
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00770H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00770H

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00772H

--- SALES ---

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL ACTION

CASE NO.: 24-CA-06422 EQUITY TRUST COMPANY, CUSTODIAN F.B.O. LEONARD H. MARKS IRS Plaintiff, vs. Antillas Group Inc. Defendants,

NOTICE IS HEREBY GIVEN, pursuant to Order Granting Motion To Reschedule Foreclosure Sale entered in this cause on March 28, 2025 in the Circuit Court of Hillsborough County, Florida, I will sell the property situated in Hillsborough County, Florida described as:

LOT 14, BLOCK 28, CLAIRMEL CITY UNIT NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 15 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7404 Patrian Place, Tampa, Florida 33619 including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.hillsborough.realforeclose.com,

on May 27, 2025 at 10:00 a.m. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida on this 28th day of March 2025. By: /s/Sergio A Florez [] Leonard H. Marks, Esq. - FBN 366862 x Sergio A. Florez, Esq. - FBN 118666 8870 N. Himes Avenue, PO Box 301 Tampa, FL 33614 (813) 495-5429 (813) 385-1620 Lmarks813@gmail.com Sergioalflore@gmail.com Attorneys for Plaintiff April 4, 11, 2025 25-00938H

FOURTH 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:

Folio No.: 0336600000
File No.: 2025-228
Certificate No.: 2022 / 2703
Year of Issuance: 2022

Description of Property:
LIVINGSTON ACRES E 100 FT OF W 300 FT OF N 200 FT OF LOT 18 PLAT BK / PG : 28 / 4
SEC - TWP - RGE : 17 - 27 - 19

Name(s) in which assessed:
JILL VIGLIATURA
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 3/14/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
Mar. 21, 28; Apr. 4, 11, 2025

25-00768H

Victor D. Crist
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25-00768H

FOURTH 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:

Folio No.: 1023010000
File No.: 2025-249
Certificate No.: 2022 / 10144
Year of Issuance: 2022

Description of Property:
GROVE PARK ESTATES E 20 FT OF LOT 7 AND LOT 9 BLOCK 7 PLAT BK / PG : 17 / 11
SEC - TWP - RGE : 26 - 28 - 18

Name(s) in which assessed:
ROLAND LEONARD MARTINO LENA M FUSSELL LESA M WHALEN
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/1/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd.,