Public Notices

Business Observer

HILLSBOROUGH PAGES 17-32

PASCO PAGES 33-44

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** APRIL 25 - MAY 1, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

REQUEST FOR QUALIFICATION

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive proposals for architectural design, review and administration services for amateur sports venues.

RFQ #24-11
Architectural Design, Review and Administration Services for Amateur Sports Venues.

MANDATORY PRE-QUAL. CONFERENCE
Thursday, May 1 2025 at 10:30am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

RFQ DUE DATE
Thursday, May 29, 2025 not later than 10:30am

RFQ packages will be available for distribution on Friday, April 18, 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 RFQs, to waive irregularities, if any, and accept the RFQ, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 9th Day of April 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
April 25, 2025 25-01153H

FIRST INSERTION

CYPRESS MILL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ETHICS TRAINING SESSION

An Ethics Training Session of the Board of Supervisors ("Board") of the Cypress Mill Community Development District will be held on **May 8, 2025 and June 12, 2025 immediately following the regular meetings which begin at 9:30 a.m. at the Inframark Offices, 2005 Pan Am Circle, Tampa, Florida 33607.** The purpose of the meeting is ethics training for the Board of Supervisors and staff. A copy of the agenda for this meeting may be obtained from the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300 ("District Office").

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff 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 and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of 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.

Alba Sanchez, District Manager
April 25, 2025 25-01154H

FIRST INSERTION

TOUCHSTONE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING ON PROPOSED CHANGES TO THE RECREATIONAL FACILITY POLICIES, FEES, RENTAL RATES AND DEPOSITS AND NON-RESIDENT USER FEES & FISCAL YEAR 2026 PROPOSED BUDGET SCHEDULE

In accordance with Chapter 190, Florida Statutes, the Touchstone Community Development District (the "**District**") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing to review and adopt recreational facilities policies, fees, rental rates and deposits and non-resident user fees. The hearing will be for the purpose of reviewing and setting a policy for the use of the District facilities and to provide for efficient and effective District operations. After the public hearing is held, the Board shall adopt the policies and rate and fee schedules as finally approved by the Board.

In addition to the discussion on the recreational facilities policies, fees, rental rates and deposits and non-resident user fees, the Board will also discuss the proposed meeting schedule for the fiscal year 2026 budget.

The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of a policy.

THE PUBLIC HEARING WILL BE HELD AT THE TIME, DATE AND PLACE SHOWN BELOW:

DATE: Tuesday, May 13, 2025
TIME: 8:00 a.m.
PLACE: The Touchstone Clubhouse
4205 Wild Senna Blvd.
Tampa, Florida 33619

All interested parties may appear at the meeting and be heard regarding the proposed amendment of the clubhouse policies and procedures. This public hearing may be continued to a date, time and place to be specified on the record at the public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed clubhouse policies and procedures and the meeting agenda may be obtained by contacting Alba Sanchez, the District Manager, at (813) 991-1116 or alba.sanchez@inframark.com

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager at (813) 991-1116 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

4921-5101-9574, v. 1
April 25, 2025 25-01155H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING
TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a budget workshop meeting of the Board of Supervisors on May 6th, 2025 at 6:00 pm and a regular meeting of the Board of Supervisors on May 27, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
April 25, 2025 25-01156H

FIRST INSERTION

NOTICE OF SPECIAL BOS MEETING
WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District will hold an Audit Committee meeting beginning at 6:00 p.m. and special meeting beginning at 6:25 p.m. on Thursday, May 8, 2025 at the SouthShore Regional Library, 15816 Beth Shields Way, Ruskin FL 33573. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

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

Wynnmere East CDD
Stephanie DeLuna, District Manager

April 25, 2025 25-01161H

FIRST INSERTION

STONEBRIER 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 Stonebrier Community Development District (the "**District**") will be held on Thursday, May 8, 2025, at 6:30 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.

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, Ext. 285. 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.

District Manager
April 25, 2025 25-01176H

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 TrashMob located at 12814 saddle club cir apt 102 in the City of Tampa, Hillsborough County, FL 33635 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of April, 2025.
christopher Stinecipher
April 25, 2025 25-01167H

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 lending 4 investors 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 18th day of April, 2025.
Rhonda Davis
April 25, 2025 25-01163H

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset Central Community Development District will hold a Special meeting on May 8, 2025, at 10:45 a.m. There will be an **Audit Committee meeting prior to the start of the Board of Supervisors' Regular meeting** at offices of **Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.** The Audit Committee will review, discuss, and recommend an auditor to provide audit services to the District for Fiscal Years 2025, 2026, 2027, and 2028.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. 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 person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you 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 this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ruben Durand, District Manager
April 25, 2025 25-01171H

FIRST INSERTION

REQUEST FOR PROPOSALS
LANDSCAPE MAINTENANCE SERVICES
CYPRESS CREEK OF HILLSBOROUGH COUNTY COMMUNITY DEVELOPMENT DISTRICT
Hillsborough County, Florida

Notice is hereby given that the **Cypress Creek of Hillsborough County Community Development District** (the "District") will accept proposals from qualified firms interested in providing Landscape Maintenance Services for the District as described below and in the project scope.

The Request for Proposal Package which includes the Project scope of work will be available beginning on May 2, 2025 at 9:00 AM (EST). In order to obtain the documents, please submit a request via email to the District's Field Management, jblanco@gmscfl.com and csmith@gmscfl.com.

The District is a community development district established under Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope. Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the property. There will be a mandatory pre-proposal meeting on May 20, 2025 at 11:00 AM. The meeting will be via video chat. To join the video meeting, click: https://meet.google.com/mvz-wgem-zej. To join by phone, dial +1 402-624-0312 and enter PIN 474 509 866#.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) digital (flash drive required), along with requested attachments, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. Proposals must be received no later than **June 13, 2025 at 2:00 PM** (**EST**) to Government Management Services – Tampa LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 Attention: Jordan Lansford. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate sealed envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Cypress Creek of Hillsborough County Community Development District --- Landscape Maintenance Services) ENLCOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on June 24, 2025, at 7:00 p.m.

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Joel Blanco, jblanco@gmscfl.com. Questions must be received by May 28, 2025 at 12:00 PM (EST). Responses to written questions will be provided to all registered Proposers by e-mail no later than May 30, 2025 at 5:00 PM (EST). Any questions received after the aforementioned deadline of May 28, 2025 at 12:00 PM (EST) will not be answered.

April 25, 2025 25-01172H

FIRST INSERTION

NOTICE OF PUBLIC MEETING
CHANNING PARK COMMUNITY DVELOPEMENT DISTRICT

The Board of Supervisors of the Channing Park Community Development District will hold a Special Meeting on **May 15th** at **4:30 P.M.** at the **Channing Pak Recreation Center**, located at 17358 Chelsea Downs Circle, Lithia, FL 33547.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued in progress without additional notice to a date, time and location to be stated on the record.

A copy of the agenda for this meeting may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: https://www.channingparkcdd.org/

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

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

Ruben Durand, District Manager
April 25, 2025 25-01172H

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors of the Lynwood Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Friday May 9, 2025 at 11:00 a.m. at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The Audit Committee will review proposals, discuss and recommend an auditor to provide audit services to the District. 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 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 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 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.

Sean Craft
District Manager
April 25, 2025 25-01177H

FIRST INSERTION

NOTICE OF WORKSHOP FOR LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lynwood Community Development District will hold Workshops to discuss their monthly meeting agenda at 6:00 p.m. at the Lynwood Community Pool, located at 4911 White Chicory Drive, Apollo Beach, Florida 33572 on the following dates:

May 5, 2025
June 9, 2025
July 7, 2025
August 4, 2025
September 8, 2025

There may be occasions when one or more Supervisors will participate by a speaker telephone. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place approved by the Board on the record the meeting without additional publication notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Lynwood CDD
Sean Craft, District Manager
April 25, 2025 25-01178H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC WORKSHOP

Notice is hereby given that the Board of Supervisors ("**Board**") of the Waterleaf Community Development District ("**District**") will hold a public workshop of the District on **Wednesday, May 7, 2025, at 6:00 p.m. at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 33569**, for the purpose of discussing the District's Fiscal Year 2025-2026 budget. A copy of the agenda may be obtained at the offices of the District Manager, c/o Inframark, IMS, at 313 Campus Street, Celebration, Florida 34747; Phone: (407) 566-1935.

The public workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshop may be continued to a date, time, and place to be specified on the record at such public workshop. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager, Inframark, IMS, at 313 Campus Street, Celebration, Florida 34747; Phone: (407) 566-1935 ("**District Manager's Office**") at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No Board decisions shall be made at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez
District Manager
April 25, 2025 25-01189H

FIRST INSERTION

SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

Notice is hereby given that the Board of Supervisors (**"Board"**) of the Simmons Village North Community Development District (the **"District"**), located in Hillsborough County, Florida, will hold Regular Meetings for the remainder of Fiscal Year 2025 at 10:00 a.m., at 2662 S. Falkenburg Road, Riverview, Florida 33578 on the following dates:

May 7, 2025
June 4, 2025
July 2, 2025
August 6, 2025
September 3, 2025

At such time as the Board is authorized and may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (**"District Manager's Office"**) during normal business hours. 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 to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodation in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
April 25, 2025 25-01192H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Beauty Nook located at 13432 Fladgate Mark Dr, in the County of Hillsborough, in the City of Riverview, Florida 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Riverview, Florida, this 17th day of April, 2025.
SALON B3 & COMPANY LLC
April 25, 2025 25-01148H

FIRST INSERTION

Fictitious Name Notice

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Patriot Haulers located at 4504 La Carmen Court, Tampa, Florida 33611 in the County of Hillsborough, in the State of Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 22nd day of April, 2025.
Pinnacle Contracting Solutions LLC
April 25, 2025 25-01195H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The IRONMAN Group located at 3407 W. Dr. Martin Luther King Jr., Blvd., Ste 100, Tampa, FL 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough County Florida, this 21st day of April 2025
World Triathlon Corporation
April 25, 2025 25-01168H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DARRELL E CONDRY, OWNER, desiring to engage in business under the fictitious name of LOVE AND FAITH FELLOWSHIP MINISTRY located at 11720 OBAN AVE, TAMPA, FLORIDA 33617 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 25, 2025 25-01162H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that WellMed Medical Management of Florida, Inc., 415 Apollo Beach Blvd., Apollo Beach, FL 33572, desiring to engage in business under the fictitious name of WellMed at Apollo Beach, with its principal place of business in the State of Florida in the County of Hillsborough will file an Application for Registration of Fictitious Name with the Florida Department of State.

April 25, 2025 25-01183H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (813) 774-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 05/21/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

KMHLL4AG6MU180506
2021 HYUNDAI ELANTRA SE
19XFC2F81KE002554
2019 HONDA CIVIC SPORT
1C4RJFBG2FC665006
2015 JEEP GRAND CHEROKEE
5NPEB4AC0BH018729
2011 HYUNDAI SONATA GLS
1C4NJDBB7FD162492
2015 JEEP COMPASS

April 25, 2025 25-01158H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Anita Breaux will on 8th day of May 2025 at 10:00 a.m., on property at 206 Sun Terrace, Site ST-206, 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: 1968 VILL Mobile Home
VIN #s: 6225
Title #s: 2907822
And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Apr. 25; May 2, 2025 25-01157H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Inferno Health & Wellness located at 400 N Tampa St Ste 1550 #795476, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 23rd day of April, 2025.
BV HEALTH AND WELLNESS LLC
April 25, 2025 25-01210H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1982 TROP mobile home bearing vehicle identification numbers W100R21C1000362 and all personal items located inside the mobile home. Last Tenant: Maxine Brown and Carlie Aleena Johnston. Sale to be held at: Chateau Forest, 604 N. Kingsway, Seffner, Florida 33584, (813) 689-9279.

Apr. 25; May 2, 2025 25-01209H

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 ELEMENT EVENT RENTALS located at 4210 W. CAYUGA ST in the City of TAMPA, Hillsborough County, FL 33614 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of April, 2025.
ELEMENT EVENTS, LLC
April 25, 2025 25-01184H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES,

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of The Ellis, located at 3003 South Frontage Road, Plant City, FL 33566, County of Hillsborough, State of Florida, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: SREIT Lakehouse, LLC
April 25, 2025 25-01190H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/15/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1HGCG16511A006002 2001 HOND
1N4AL11D96C260221 2006 NISS

This notification is published in BUSINESS OBSERVER on 04/25/2025.
April 25, 2025 25-01208H

FIRST INSERTION

NOTICE OF WORKSHOP EASTON PARK COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Easton Park Community Development District is scheduled to be held on Thursday, May 1, 2025, at 4:30 p.m. at The Heritage Isles Golf & Country Club located at 10630 Plantation Bay Drive, Tampa, Florida 33647.

This workshop 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 to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Inframark, LLC located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Telephone: (813) 873-7300 Fax: (813) 873-7070.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office.

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

Christina Newsome, District Manager
April 25, 2025 25-01191H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/30/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1GCHG39U631143619 2003 CHEV
1HGCV1F38LA107013 2020 HOND
5TDYRKEC2MS028134 2021 TOYT
WBAEU33454PM61845 2004 BMW

This notification is published in BUSINESS OBSERVER on 04/25/2025.
April 25, 2025 25-01206H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 05/20/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1B3CB3HA2BD257146 2011 DODG

This notification is published in BUSINESS OBSERVER on 04/25/2025.
April 25, 2025 25-01207H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Patrick Piper / COACH PIPER LLC will engage in business under the fictitious name PIPELINE SWIMMING, with a physical address 15348 SHERWOOD FOREST DR TAMPA, FL 33647, with a mailing address 15348 SHERWOOD FOREST DR TAMPA, FL 33647, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 25, 2025 25-01166H

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 Reignite Heroes located at 5668 FishHawk Crossing Blvd. #106 in the City of Lithia, Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of April, 2025.
Big Net Ministries International
John Edgar Caterson
April 25, 2025 25-01193H

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 SafeX Protect located at PO Box 1612 in the City of Lutz, Hillsborough County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of April, 2025.
D. Jones
April 25, 2025 25-01194H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001420
IN RE: ESTATE OF LUZ SELENIA RIOS TORRES, Deceased.

The administration of the estate of Luz Selenia Rios Torres, deceased, whose date of death was December 18, 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 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 25, 2025.

Personal Representative
Ashley Gonzalez
10007 North Jasmine Ave
Tampa, FL 33612

Attorney for Personal Representative
Agnes Mombrun Geter, Esq.
Florida Bar No. 77001
MOMBRUN LAW, PLLC
2850 34th St N, #350
St. Petersburg, FL 33713
agnes@mombrunlaw.com
Telephone: 321.216.2040
Facsimile: 321.216.2070
Apr. 25; May 2, 2025 25-01143H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000670
IN RE: ESTATE OF PAUL NEWMAN TOBIN Deceased.

The administration of the Estate of PAUL NEWMAN TOBIN, deceased, who died on January 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Caroline Tesche Arkin, 800 E. Twiggs Street, Room 430- Edgecomb Courthouse, Tampa, Florida 33602, Courtroom #412. The names and addresses of the petitioner and the petitioner'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 25, 2025.

Personal Representative
Bradley Tobin
2524 Eagles Crest Court
Holiday, Florida 34698

Attorney for the Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
Apr. 25; May 2, 2025 25-01146H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878 V16

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-000983
IN RE: ESTATE OF JOHN G. TANSEY, Deceased.

The administration of the Estate of JOHN G. TANSEY, Deceased, whose date of death was March 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO BOX 9000 #CC-4, Bartow, FL 33831 The names and addresses of the Personal Representative for said Estate and the Attorney for said Personal Representative are respectively set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is April 25, 2025.

Personal Representative:
SEAN PATRICK TANSEY
15350 Amberly Drive, Unit 3521
Tampa, FL 33647
Attorney for Personal Representative:
BARRY A. DIAMOND, #471770
LAW OFFICES OF
BARRY A. DIAMOND, P.A.
Coral Springs Professional Campus
5541 N. University Drive, Suite 103
Coral Springs, Florida 33067
Telephone: (954) 752-5000
Apr. 25; May 2, 2025 25-01139H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001132
Division: B
IN RE: ESTATE OF ANDREA L. MCDONOUGH aka ANDREA MCDONOUGH Deceased.

The administration of the estate of ANDREA L. MCDONOUGH aka ANDREA MCDONOUGH, deceased, whose date of death was February 13, 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.

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 25, 2025.

Personal Representative:
ANGELA M. TORMEY
1070 Bloomingdale Avenue
Valrico, Florida 33596
Attorney for Personal Representative:
Angela M. Tormey, Esq., Attorney
Florida Bar Number: 1010466
1070 Bloomingdale Avenue
Valrico, Florida 33596
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
Apr. 25; May 2, 2025 25-01140H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-001334
IN RE: ESTATE OF NANCY LEE KINGREA Deceased.

The administration of the estate of Nancy Lee Kingrea, deceased, whose date of death was April 1, 2025, 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 25, 2025.

Personal Representative:
/s/ Vicki Boyle
Vicki Boyle
Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/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@flellp.com
Apr. 25; May 2, 2025 25-01141H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-000952
Division: B
IN RE: ESTATE OF LAURA KAY NEIDERT, Deceased.

The administration of the Estate of Laura Kay Neidert, deceased, whose date of death was February 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33609. 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 25, 2025.

Personal Representative:
Rachel Fink
345 River Knoll Drive
Atlanta, Georgia 30328
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
Apr. 25; May 2, 2025 25-01142H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-001325
IN RE: ESTATE OF NINA CHRISTINE ARUNSKI Deceased.

The administration of the estate of Nina Christine Arunski, deceased, whose date of death was December 16, 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.

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 25, 2025.

Personal Representative:
/s/ Michelle Coleman
Michelle Coleman
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
Apr. 25; May 2, 2025 25-01147H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001170
Division: B
IN RE: ESTATE OF CHARLES RICHARD GARLAND Deceased.

The administration of the estate of Charles Richard Garland, deceased, whose date of death was January 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.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228 applies or may apply, unless a written demand is made by a creditor as specified under 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 25, 2025.

Personal Representative:
Kelly G. Devers
4152 Saltwater Blvd.
Tampa, FL 33615
Attorney for Personal Representative:
Christina C. Hebert
Florida Bar Number: 0065005
Christina Hebert Law
14502 N. Dale Mabry Hwy.,
Suite 200
Tampa, FL 33618
Telephone: (813) 240-2468
E-Mail: christina@chebertlaw.com
Apr. 25; May 2, 2025 25-01200H

FIRST 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-948
IN RE: ESTATE OF HEATHER MARIE GUYETT, Deceased.

The administration of the estate of Heather Marie Guyett, deceased, whose date of death was February 8, 2025, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 25, 2025.

John Guyett,
Personal Representative
4829 Regal Dr., Paradise,
Bonita Springs, FL 34134
Douglas T. Gould, Esq.
Florida Bar No: 1013520
LINDE, GOULD & ASSOCIATES
12693 New Brittany Blvd.
Fort Myers, FL 33907
Telephone: (239) 939-7100
Facsimile: (239) 939-7104
dgould@lindegould.com
courtfilings@lindegould.com
Attorney for Personal Representative
Apr. 25; May 2, 2025 25-01145H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003217
Division A
IN RE: ESTATE OF RICHARD LEE SHAFER Deceased.

The administration of the estate of RICHARD LEE SHAFER, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P O Box 989, Tampa, Florida 33601-0989. 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 25, 2025.

Personal Representative:
MARIA WHITE
c/o Welter Law Office
2405 Creel Lane, Suite 102
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
Denise A. Welter, Esquire
Attorney for Personal Representative
Florida Bar Number: 585769
2405 Creel Lane, Suite 102
Wesley Chapel, Florida 33544
Telephone: (850) 388-3845
E-Mail: team@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
Apr. 25; May 2, 2025 25-01144H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001231
Division: B
IN RE: ESTATE OF MICHAEL E. GERWE, JR. Deceased.

The administration of the estate of Michael E. Gerwe, Jr., deceased, whose date of death was February 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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. 732.2211, 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 25, 2025.

Personal Representative:
Elizabeth G. Alexander
4702 W. Neptune Street
Tampa, Florida 33629
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
Apr. 25; May 2, 2025 25-01165H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-001344
IN RE: ESTATE OF RICHARD GEORGE KRAUSE Deceased.

The administration of the estate of Richard George Krause, deceased, whose date of death was April 13, 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.

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

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

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

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

The date of first publication of this notice is April 25, 2025.

Personal Representative:
/s/ T. Edmund Spinks
T. Edmund Spinks
Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/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@flellp.com
Apr. 25; May 2, 2025 25-01159H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001191
Division: A
IN RE: ESTATE OF: ROBERTO G MALLEA
Deceased.

The administration of the Estate of ROBERTO G MALLEA, deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is April 25, 2025.

Personal Representative:
ALVARO RODRIGUEZ
17044 Comunidad De Avila
Lutz, FL 33548
Attorney for Personal Representative:
Stephen D. Hayman, Esq.
6605 Gunn Highway
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
Apr. 25; May 2, 2025 25-01182H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 24-CP-002921
IN RE: ESTATE OF LOUIS JOSEPH RITTMEYER, JR,
Deceased.

The administration of the Estate of LOUIS JOSEPH RITTMEYER, JR, deceased, whose date of death was 8/29/2024, Case Number 24-CP-002921, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

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

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

The date of first publication of this notice is the 25 day of April 2025.

Personal Representative:
Faith Kramer
5383 Primrose Lake Circle, Ste. C
Tampa, Florida 33647
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
Apr. 25; May 2, 2025 25-01213H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025 CP 000715
DIVISION B
IN RE: ESTATE OF IRENE E. PRATT
Deceased.

The administration of the estate of Irene E. Pratt, deceased, whose date of death was on or about February 5, 2025, is pending in the Circuit Court for the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

The personal representative or curator, if applicable, 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 applicable, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216–732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 25, 2025.

Personal Representatives:
Marianne Stenger
4660 Schurr Rd.
Clarence, NY 14031
Attorney for Personal Representative:
James L. Essenson, Esq.
(FBN 0359033)
100 Wallace Ave., Ste. 310
Sarasota, FL 34237
Phone (941) 954-0303
essenson@essensonlaw.com
bwelch@essensonlaw.com
Apr. 25; May 2, 2025 25-01160H

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-001109
DIVISION: A
IN RE: ESTATE OF AIDA ALISES LUGO,
Deceased.

The ancillary administration of the Estate of Aida Alises Lugo, deceased, whose date of death was February 21, 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 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. 732.2211.

The date of first publication of this notice is April 25, 2025.

Personal Representative:
David Lugo
c/o Bennett Jacobs & Adams, P.A.
P.O. Box 3300
Tampa, FL 33601
Attorney for Personal Representative:
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
Apr. 25; May 2, 2025 25-01199H

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-001011
IN RE: ESTATE OF ANN C. JACOBSON AKA ANN CATHERINE JACOBSON
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of ESTATE OF ANN C. JACOBSON aka ANN CATHERINE JACOBSON, deceased, File Number 25-CP-001011, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601, that the decedent's date of death was August 30, 2024, that the total value of the non-exempt estate is $11,799.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Asset	Share/Amount
Robert Joseph Jacobson (survived the Decedent, but subsequently died on February 1, 2025)	Personal contents located at 14832 Winding Creek Ct, Tampa, Fl, 33613 belonging to the decedent	100%
Robert Joseph Jacobson (survived the Decedent, but subsequently died on February 1, 2025)	Motor Vehicle held in Decedents name: Toyota Camry (2012), VIN Number: 4T4BF1FK3CR219703	100%

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The petitioner 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 25, 2025.

Natalia Ouellette-Grice, Esq.
LCO Law LLC
2901 W. Busch Blvd, Ste 805
Tampa, FL 33618
(813) 480-2106
natalia@lcolawfl.com
LegalAdmin@lcolawfl.com
Attorney for Petitioner
Fla. Bar No. 68905
File 2982-PSA
Cc:
Gregory Gargula, Petitioner
4734 Windflower
Apr. 25; May 2, 2025 25-01214H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001274
IN RE: ESTATE OF William Gregory O'Neill
Deceased.

The administration of the estate of William Gregory O'Neill, deceased, whose date of death was March 5, 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. 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 25, 2025.

Personal Representative:
Lou Macmanus
2730 West Riverwalk Circle, Unit D
Littleton, CO 80123
Attorney for Personal Representative:
Nancy McClain Alfonso, Esquire
Florida Bar Number: 845892
ALFONSO HERSCH
Post Office Box 4
Dade City, Florida 33526-0004
Telephone: (352) 567-5636
E-Mail: eserve@alfonsohersch.com
Secondary: jerrod@alfonsohersch.com
Apr. 25; May 2, 2025 25-01188H

Q&A
LV18237_V13
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.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case: 24-CP-003985
IN RE: ESTATE OF BEVERLY JEAN VORHEES (AKA BEVERLY VORHEES),
Deceased.

The administration of the estate of Beverly Jean Vorhees (Aka Beverly Vorhees), deceased, whose date of death was November 3, 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 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 STATUTES WILL BE FOREVER BARRED.

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

The first publication date of this notice is April 25, 2025.

Sean Jeremy Yoder
22728 Arborglen Ct.
Lutz, FL 33549
Julan Mustafa
Attorney for Personal Representative
Florida Bar Number 13147
PO Box 1487, Elfers, FL 34680
727-725-7600
Apr. 25; May 2, 2025 25-01175H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 22-CA-003285
DIVISION: K
DOUGLAS B. STALLEY, AS GUARDIAN FOR JERMEY CHAUNCEY TRUST
Plaintiff, vs.
MACHELE DEVON FRANKLIN and VAN CARL FRANKLIN,
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Amended Uniform Final Judgement of foreclosure dated February 21, 2025, and entered in Case No.: 22-CA-003285 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the property will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 30th day of May, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)
The West 180.00 feet of the South 241.00 feet of the following described tract of land, to wit, The East 830.94 feet of the North 891.00 feet of the Northwest ¼ of the Northwest ¼ of Section 21, Township 28th South, Range 20 East, all lying in Hillsborough County, Florida.
PROPERTY ADDRESS: 10003 Benjamin Smith Dr Thonotosassa Fl.

The above is to be published in the Business Observer . Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
April 25; May 2, 2025 25-01202H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE: 21-CA-007090
DIVISION: C
ONE LENDING NETWORK, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY,
Plaintiff, vs.
MELISSA TURNER A/K/A MELISSA ROSE TURNER, ET. AL,
Defendant(s).

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated October 2, 2023, and entered in Case No.: 2021-CA-007090 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the property will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 13th day of May, 2025, the following described property as set forth in said Order of Final Judgement, to wit:

(LEGAL DESCRIPTION)
LLOT 11, BLOCK 3, BOYETTE FARMS PHASE 2A, ACCORDINGS TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE(S) 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

The above is to be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
Apr. 25; May 2, 2025 25-01152H

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V5

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-016218
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
DARRELL TRENT GRUBB, et al.,
Defendants.

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on June 12, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 13, Block 4, BAY CREST PARK UNIT NO. 3, according to the plat thereof as recorded in Plat Book 38, Page 35, Public Records of Hillsborough County, Florida.
Property Address: 4905 Bay Crest Drive, Tampa, FL 33615

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any 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 assistance, 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 appearance is less that seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 22nd day of April, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
Apr. 25; May 2, 2025 25-01181H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-005823
APC CS TRUST,
Plaintiff, v.
MIDTOWN VENTURE GROUP, LLC, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 21, 2025 and entered in Case No. 24-CA-005823 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ALDO DELACRUZ, CLIFF PARCHMON, CHRISTOPHER CRUZ, MIDTOWN VENTURE GROUP AND LLC, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on June 24, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE EAST 152.50 FEET OF LOT 13, BLOCK D, OF W.E. HAMNER`S HOMESTEAD ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHERLY 20.00 FEET OF LOT 13, BLOCK D, LESS THE EAST 152.72 FEET THEREOF.

and commonly known as: 1414 MALUHIA DRIVE, TAMPA, FL 33612 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
Apr. 25; May 2, 2025 25-01212H

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292018CA011863A001HC
DIVISION: RF -Section I
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA22, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA22,
Plaintiff, vs.
LESLIE A. TELLADO A/K/A LESLIE TELLADO N/K/A LESLIE ANN FAULHABER; UNKNOWN SPOUSE OF LESLIE A. TELLADO A/K/A LESLIE TELLADO N/K/A LESLIE ANN FAULHABER; RODOLFO O. TELLADO A/K/A RODOLFO OMAR TELLADO; UNKNOWN SPOUSE OF RODOLFO O. TELLADO A/K/A RODOLFO OMAR TELLADO; UNKNOWN HEIRS OF RODOLFO O. TELLADO A/K/A RODOLFO OMAR TELLADO; CADLES OF GRASSY MEADOWS II, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 15, 2022 and an Order Resetting Sale dated April 04, 2025 and entered in Case No. 292018CA011863A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA22, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA22 is Plaintiff and LESLIE A. TELLADO A/K/A LESLIE TELLADO N/K/A LESLIE ANN FAULHABER; UNKNOWN SPOUSE OF LESLIE A. TELLADO A/K/A LESLIE TELLADO N/K/A LESLIE ANN FAULHABER; RODOLFO O. TELLADO A/K/A RODOLFO OMAR TELLADO; UNKNOWN SPOUSE OF RODOLFO O. TELLADO A/K/A RODOLFO OMAR TELLADO; UNKNOWN HEIRS OF RODOLFO O. TELLADO A/K/A RODOLFO OMAR TELLADO; CADLES OF GRASSY MEADOWS II, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on May 15, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 8, LESS THE SOUTH 10 FEET AND THE SOUTH 1/2 OF LOT 9, HARRIS BRANCH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 37 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED April 15, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-178482 / TM1
April 25; May 2, 2025 25-01205H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-000653
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-DWELLING SERIES V TRUST,
Plaintiff, v.
BRITTANY RICKEL FOX AKA BRITTANY RICKEL GRAHAM, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 13, 2024 and entered in Case No. 24-CA-000653 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein BRITTANY RICKEL FOX AKA AKA BRITTANY RICKEL GRAHAM, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on May 20, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 24, BLOCK 27, HIGHLAND ESTATES PHASE 2B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 121, PAGE 98, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 14305 ALI-STAR MANOR DR, WIMAUMA, FL 33598 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
Apr. 25; May 2, 2025 25-01170H

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. 23-CA-001698
SERVBANK, SB,
Plaintiff, vs.
BIANCA CHARMAINE BEBLEY; UNKNOWN SPOUSE OF BIANCA CHARMAINE BEBLEY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; ISPC A/K/A THE INDEPENDENT SAVINGS PLAN COMPANY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed March 21, 2025 and entered in Case No. 23-CA-001698, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SERVBANK, SB is Plaintiff and BIANCA CHARMAINE BEBLEY; UNKNOWN SPOUSE OF BIANCA CHARMAINE BEBLEY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTHSHORE BAY HOMEOWNERS' ASSOCIATION, INC.; ISPC A/K/A THE INDEPENDENT SAVINGS PLAN COMPANY; 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 May 23, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 12, FOREST BROOKE PHASE 3B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 135, PAGES 53 THROUGH 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 22nd 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.: 23-00220 AFB
V6.20190626
Apr. 25; May 2, 2025 25-01187H

FIRST INSERTION

NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-015775
TAMPA SUN ESTATES, LLC, a Florida limited liability company,
Plaintiff, vs.
DAVID PAUL JOHNSON; et al.,
Defendants.

TO: ALL UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES, GRANTEES OR OTHER PERSONS OR ENTITIES CLAIMING BY OR THROUGH THE ESTATE OF DAVID PAUL JOHNSON, Deceased
Last Known Address: 4961 Stonecrest Dr., Lakeland, FL 33813
Current Address: Unknown

YOU ARE HEREBY NOTIFIED that Declaratory Judgment action regarding that certain Mobile Home, VIN# FLFL1AD547005871; Title #40408396; YR. 1984; Make: UNKN; Color: UNKN; Body: HS, located at 10101 N. Florida Ave., Lot #28, Tampa, FL 33612 in 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 Christian Savio, Esq., Law Offices of Manganelli, Leider & Savio, P.A., Plaintiff's attorney, whose address is 1900 NW Corporate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, on or before 5/15/2025 (which is a date not less than 28 nor more than 60 days after the first publication day of this Notice of Action) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. The clerk of Court Address is 800 E. Twiggs St. Tampa, FL 33602.

"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs St., Tampa, FL 33602 Phone: 813-272-7040; Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770; email: ADA@fljud13.org., at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711."

The above is to be published in the Business Observer on: April 25, 2025.

This notice shall be published once a week for four (4) consecutive weeks.

WITNESS my hand and the seal of said Court this 9TH day of April, 2025

VICTOR D. CRIST
Clerk of the Court
(SEAL) BY: JENNIFER TAYLOR
Deputy Clerk

Christian Savio, Esq.,
Law Offices of Manganelli, Leider & Savio, P.A.,
Plaintiff's attorney,
1900 NW Corporate Blvd., Ste. 200W,
Boca Raton, FL 33431
Apr. 25; May 2, 9, 16, 2025
25-01150H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-002409
DIVISION: D
ATLANTIC INDEMNITY ONE GROUP, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY,
Plaintiff, vs.
PALMETTO COVE COMMUNITY ASSOCIATION 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated April 15, 2025, and entered in Case No.: 25-CA-002409 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the property will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 17th day of June, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)
LOT 5 BLOCK 8 OF PALMETTO COVE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 7 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Address: 4535 LIMERICK DRIVE, TAMPA, FL 33610-9173

The above is to be published in the Business Observer . Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
Apr. 25; May 2, 2025 25-01186H

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. 22-CA-010360
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1,
Plaintiff, vs.
CYNTHIA CORNIEL AND MISAEL CORNIEL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 05, 2023, and entered in 22-CA-010360 of the Circuit Court of the THIRTEENTH 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 2020-SL1 is the Plaintiff and CYNTHIA CORNIEL; MISAEL CORNIEL; FIFTH THIRD BANK, NATIONAL ASSOCIATION A/K/A FIFTH THIRD BANK (TAMPA BAY) 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 May 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 54, BLOCK 1, NORTH LAKES, SECTION C, UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 2718 MIDTIMES DRIVE, TAMPA, FLORIDA 33618

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 22 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
22-027333 - NaC
Apr. 25; May 2, 2025 25-01198H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13th JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH, FLORIDA.
CASE No. 24-CA-003407
PROVIDENT FUNDING ASSOCIATES, L.P.,
Plaintiff vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLY EDWARDS, JR., DECEASED, et al.,
Defendants

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLIE FAY (DARDY) WARD AKA DARDI WARD, DECEASED, AS POTENTIAL HEIR OF BILLY EDWARDS, JR., DECEASED
11507 MOFFAT PLACE
TEMPLE TERRACE, FL 33617

AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:

LOT 19, BLOCK 4, THERESA ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 5/15/2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. The Clerk of Court Address is 800 E. Twiggs St., Tampa, FL 33602.

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.

WITNESS MY HAND AND SEAL OF SAID COURT on this 9TH day of APRIL 2025.

Victor D Crist
As Clerk of said Courtt
(COURT SEAL) By: Jennifer Taylor
As Deputy Clerk

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(24-000734-01)
Apr. 25; May 2, 2025 25-01180H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL DISTRICT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CASE NO. 25-CA-001435
DIVISION: A
ANGELA ROMO
Plaintiff, v.
SAX FLORIDA REAL ESTATE, LLC, a Florida limited liability company and SPENCER HIGGINS, an individual,
Defendant(s).

TO: SAX FLORIDA REAL ESTATE, LLC, a Florida limited liability company and SPENCER HIGGINS, an individual

YOU ARE NOTIFIED that an action for Breach of Contract for the following property in Hillsborough County, Florida:

Legal Description: Unit 1005, of RIVER OAKS CONDOMINIUM I, Phase V, a Condominium Plat Book 2, Page 52, amended by Condominium Plat Book 3, Page 29, Condominium Plat Book 3, Page 31, of the Public Records of Hillsborough County, Florida, and being further described in that certain Declaration of Condominium in Official Records Book 3615, Pages 1906 through 1997, as amended in Official Records Book 3763, page 1803, and Official Records Book 3771, Page 32, as amended from time to time, of the Public Records of Hillsborough County, Florida.

C/K/A: 5317 Puritan Place, Tampa, FL 3617.

has been filed against you and you are required to serve a copy of your written defenses, if any, to Ashley J. Likens, Esquire, the Plaintiff's attorney, whose address is Brown & Kimpton, P.A. 4200 4th Street, N., Suite F, St. Petersburg, FL 33703, on or before 5/23/25 or 30 days from first publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

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: 4/17/2025

VICTOR CRIST
As Clerk of the Court
(COURT SEAL) By: Jennifer Taylor
As Deputy Clerk

By: /s/ Ashley J. Likens
Ashley J. Likens, Esq. (FBN: 1033208)
Brown & Kimpton, P.A.
4200 4th Street, Suite F
St. Petersburg, FL 33703
Office (727) 325-2001
Facsimile (813) 855-8485
E: eservice@brownkimptonlaw.com
Attorney for Plaintiff
Apr. 25; May 2, 2025 25-01179H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 21-CA-007246
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff(s), vs.
ROBERT A. FINSTRA; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on April 10, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of June, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 10, Block 2, Brandon Tradewinds Addition, a subdivision according to the plat thereof recorded in Plat Book 45, Page 86, in the Public Records of Hillsborough County, Florida.

Property address: 720 Sailfish Drive, Brandon, FL 33511

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.

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 A 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.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

TDP File No. 20-021500-1
April 25; May 2, 2025 25-01203H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-012453
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
SUZETTE MANNING, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 19, 2025, and entered in Case No. 2023-CA-012453 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Suzette Manning, David Gonzalez, Citibank, N.A., Unknown Party #1 N/K/A Austin Dahmer, Unknown Party #2 Marley Dahmer, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the May 23, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

THE NORTH 140 FEET OF THE SOUTH 330 FEET OF THE WEST 334 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY LINES, IN COMMON WITH OTHERS, OVER AND ACROSS THE NORTH 60 FEET OF THE SOUTH 190 FEET OF THE WEST 334 FEET OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, LESS AND EXCEPT THAT PORTION FOR ROAD RIGHT OF WAY FOR N. MARYLAND AVENUE.

A/K/A 3020 N MARYLAND AVE PLANT CITY FL 33563

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.

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 02 day of April, 2025.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/23-004724
Apr. 25; May 2, 2025 25-01211H

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-001734
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MOHAMED GABER ESSA, et. al.
Defendant(s),

TO: MOHAMED GABER ESSA,
whose last known residences are: 6625 GATES POINTE WAY, RIVERVIEW, FL 33578 and 7826 BALLY MONEY RD, TAMPA, FL 33610
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 17, BLOCK 8, LAKE ST. CHARLES UNIT 11, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 91,PAGE 82, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before May 28, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 22nd day of April, 2025.

CLERK OF THE CIRCUIT COURT
(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
25-274082
Apr. 25; May 2, 2025 25-01174H

FIRST INSERTION

NOTICE OF SALE
IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 24-CA-009065
Division P
21ST MORTGAGE CORPORATION,
Plaintiff, vs.
CHRISTOPHER JASON SAMPSON; MICHELE SAMPSON; and UNKNOWN TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 16, 2025, entered in Case No.: 24-CA-009065 of the Circuit Court in and for Hillsborough County, Florida, wherein CHRISTOPHER JASON SAMPSON, MICHELE SAMPSON, and UNKOWN TENANT, are the Defendants, that Victor D. Crist, the Clerk of the Court shall sell the subject property at public sale on June 16, 2025 to the highest bidder for cash, except as prescribed in Paragraph 7, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed. The following described real property as set forth in the Final Judgment will be sold:

Legal:
THE NORTH 165 FEET OF THE SOUTH 1222 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 21 EAST, LESS THE NORTH 150 FEET OF THE WEST 321 FEET THEREOF, AND LESS THE WEST 30 FEET THEREOF FOR ROAD PURPOSES, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH A 2017 SCOTBILT 52X32 MODEL MANUFACTURED HOME BEARING SERIAL NOS.: SBHGA11608590A AND SBHGA11608590B.

NOTICE 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.

NOTICE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS FUNCTION SHOULD CONTACT COUNTY CIVIL NOT LATER THAN ONE (1) DAY PRIOR TO THE FUNCTION AT 813-276-8100; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

By: /s/ Leslie S. White
Leslie S. White, for the firm
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email:
callender@deanmead.com
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
April 25; May 2, 2025 25-01201H

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. 24-CA-003715
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
MARINA BIJOY N/K/A MARINA CHELLAPPAN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 07, 2025, and entered in 24-CA-003715 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and MARINA BIJOY N/K/A MARINA CHELLAPPAN; UNKNOWN SPOUSE OF MARINA BIJOY N/K/A MARINA CHELLAPPAN N/K/A STEVE HARRIS; MEADOWGROVE 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 May 15, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 78 OF MEADOWGROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGE(S) 120-128, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 901 BETTER DAYS PLACE, VALRICO, FL 33594

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 22 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
24-179519 - EuE
Apr. 25; May 2, 2025 25-01197H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-007924
SEC. T
NORMAN HARRIS SERVICES, INC.,
Plaintiff, v.
CHERRY TREE LANE LAND TRUST #2810, a/k/a CHERRY TREE LAND TRUST #2810, DATED JANUARY 15, 2022, WITH TENNILLE LOTT AS TRUSTEE, TENNILLE LOTT, and CHERRY TREE LANE LAND TRUST #2810 DATED JANUARY 27, 2022, WITH FLORIDA TRUST SERVICES, a/k/a FLORIDA TRUST SERVICES, LLC AS TRUSTEE,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated April 17, 2025, and entered in the above styled cause, wherein NORMAN HARRIS SERVICES, INC., is the Plaintiff and CHERRY TREE LANE LAND TRUST #2810, a/k/a CHERRY TREE LAND TRUST #2810, DATED JANUARY 15, 2022, WITH TENNILLE LOTT AS TRUSTEE, TENNILLE LOTT, and CHERRY TREE LANE LAND TRUST #2810 DATED JANUARY 27, 2022, WITH FLORIDA TRUST SERVICES, a/k/a FLORIDA TRUST SERVICES, LLC AS TRUSTEE, are the Defendants, Victor D. Crist, as Clerk of the Circuit Court of Hillsborough County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on May 21, 2025, the following described property as set forth in said Final Judgment:

Lot Beginning 391.33 feet South and 132 feet West of the NE corner of the NW 1/4 of the NW 1/4 of Section 24, Township 28 South, Range 21 East, and run South 134 feet, thence West 107 feet, thence North 134 feet, and thence East 107 feet to the Point of Beginning, lying and being in Hillsborough County, Florida.

All sales are to be held online, pursuant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.hillsborough.realforeclose.com in accordance with Chapter 45 of the Florida Statutes. 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 disabilities who needs any special accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, Polk County Courthouse, 255 N. Broadway Ave., Bartow, FL 33830, (863) 534-4690 within two (2) working days of your receipt of this notice of sale. If you are hearing or voice impaired, call TDD (800) 534-7777, or Florida Relay Services 711.

Dated April 19, 2025.

VICTOR D. CRIST,
Clerk of the Circuit Court
/s/ Christopher Desrochers
Christopher Desrochers
Christopher A. Desrochers, P.L.
2504 Ave. G NW
Winter Haven, FL 33880
(863) 299-8309
Email:cadlawfirm@hotmail.com
Fla. Bar #0948977
Counsel for Plaintiff.
For the Court.
Apr. 25; May 2, 2025 25-01164H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-008851
DIVISION: C
Wells Fargo Bank, N.A.
Plaintiff, -vs.-
Robert S. Walton a/k/a Robert Scott Walton as personal representative of the Estate of Elaine Marie Ross a/k/a Elaine M. Ross; Robert S. Walton a/k/a Robert Scott Walton as Trustee of the Elaine M. Ross Trust Agreement dated September 3, 2013, as amended and restated July 25, 2019; Robert W. Ross, III; Bianco Cueto; John W. Steele; Unknown Beneficiaries of the Elaine M. Ross Trust Agreement dated September 3, 2013, as amended and restated July 25, 2019; Unknown Spouse of Robert W. Ross, III; Unknown Spouse of Bianco Cueto; Unknown Spouse of John W. Steele; Clerk of Circuit Court of Hillsborough County, Florida; State of Florida; Joe Pugh; State of Florida Department of Revenue; Logan Gate Village Civic Association Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).
TO: John W. Steele: 1615 Forum Place, 5th Floor, West Palm Beach, FL 33401, Unknown Beneficiaries of the Elaine M. Ross Trust Agreement dated September 3, 2013, as amended and restated July 25, 2019: , Unknown Spouse of John W. Steele: 6803 Swain Avenue, Tampa, FL 33625, Unknown Parties in Possession #1: 6803 Swain Avenue, Tampa, FL 33625 and Unknown Parties in Possession #2: 6803 Swain Avenue, Tampa, FL 33625
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 50, BLOCK 3, LOGAN GATE, VILLAGE PHASE IV, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 71, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
more commonly known as 6803 Swain Avenue, Tampa, FL 33625.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 5/21/2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Clerk of Court address is 800 E. Twiggs St. Tampa, FL 33602.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on the 15th day of April, 2025.

Victor D. Crist
Circuit and County Courts
(COURT SEAL) By: Jennifer Taylor
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-332079 FC01 ESS
Apr. 25; May 2, 2025 25-01185H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000131
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
ETHAN ANTONIO, et al.,
Defendant.
To: ETHAN ANTONIO
2535 MIDDLETON GROVE DRIVE, BRANDON, FL 33511
UNKNOWN SPOUSE OF ETHAN ANTONIO
2535 MIDDLETON GROVE DRIVE, BRANDON, FL 33511
CHRISTIEN ANTONIO
2535 MIDDLETON GROVE DRIVE, BRANDON, FL 33511
UNKNOWN SPOUSE OF CHRISTIEN ANTONIO
2535 MIDDLETON GROVE DRIVE, BRANDON, FL 33511
UNKNOWN TENANT IN POSSESSION 1
2535 MIDDLETON GROVE DRIVE, BRANDON, FL 33511
UNKNOWN TENANT IN POSSESSION 2
2535 MIDDLETON GROVE DRIVE, BRANDON, FL 33511
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 5, BLOCK 26, LAKE BRANDON PARCEL 113, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 104, 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 /MRAttyNameTag/, 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 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

If you are a person with a disability who needs 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 16th day of April, 2025.

VICTOR D. CRIST
AS CLERK OF COURT
(SEAL) BY: JENNIFER TAYLOR
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: AccountsPayable@mccalla.com
24-11044FL
Apr. 25; May 2, 2025 25-01149H

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-000574
Freedom Mortgage Corporation
Plaintiff, vs.
Jeremy Andrew Douglas a/k/a Jeremy A. Douglas; Unknown Spouse of Jeremy Andrew Douglas a/k/a Jeremy A. Douglas; Tampa Bay Federal Credit Union; Waterset Homeowners Association, Inc.
Defendants.
TO: Jeremy Andrew Douglas a/k/a Jeremy A. Douglas and Unknown Spouse of Jeremy Andrew Douglas a/k/a Jeremy A. Douglas
Last Known Address: 6378 Camino Dr, Apollo Beach, FL 33572

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 5, BLOCK 124K WATERSET PHASE 4B SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE(S) 145, OF 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 Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before May 28, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or 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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

DATED on April 22, 2025.

Victor D. Crist
As Clerk of the Court
(SEAL) By Mustafa Divan
As Deputy Clerk
Amanda Discole, Esquire
Brock & Scott, PLLC
the Plaintiff's attorney
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
File # 24-F02739
Apr. 25; May 2, 2025 25-01196H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292024CA005029A001HC
DIVISION: RF -Section I
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST,
Plaintiff, vs.
LORRAINE V. ALOMAR; ASHBURN SQUARE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated March 31, 2025, and entered in Case No. 292024CA005029A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST is Plaintiff and LORRAINE V. ALOMAR; ASHBURN SQUARE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on June 30, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 3, BLOCK 17, ASHBURN SQUARE TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 12 THROUGH 18, INCLUSIVE, 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED April 14, 2025.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-192252 / TM1
April 25; May 2, 2025 25-01204H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-001145
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
JILLIAN TORNEY, et al.,
Defendant.
To: JANICE AQUINO
9209 N 13TH STREET, TAMPA, FL 33612
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 8, BLOCK 4, FAIRVIEW TERRACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 55, 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 Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of Court on or before 5/23/25 or 30 days after 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 17th day of April, 2025.

VICTOR CRIST
As Clerk of the Court
(SEAL) BY: JENNIFER TAYLOR
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: AccountsPayable@mccalla.com
24-11139FL
Apr. 25; May 2, 2025 25-01169H

FIRST INSERTION

NOTICE OF ACTION FOR SERVICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR Hillsborough COUNTY, FLORIDA
Case No.: 24-DR-011935
Division: TP
Shilaan Hakky,
Petitioner and
Yahya Kareem Sfayah Alshiblawi
Respondent.
TO: YAHYA KAREEM SFAYAH ALSHIBLAWI
Last Known Address: 8407 N. 46th St., Tampa, FL 33617

YOU ARE NOTIFIED that an action for Name Change of Minor has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Shilaan Hakky, whose address is 9487 Oakleaf Hammock Pl., Seffner, FL 33584, on or before 5/23/25, and file the original with the clerk of this Court at 419 Pierce St., Room 125, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

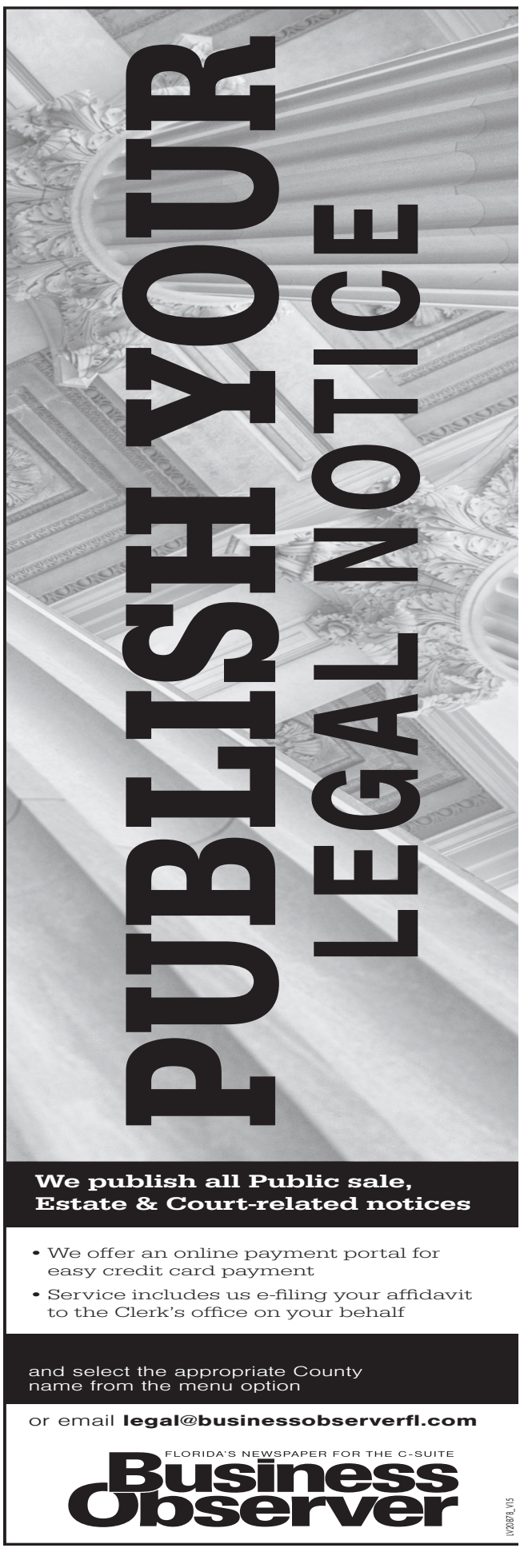
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's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

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

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: 4/17/25.

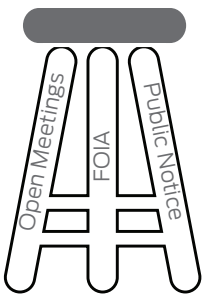
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ WESLEY TANNER
(Deputy Clerk)
Apr. 25; May 2, 9, 16, 2025
25- 01151H



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

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

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers

Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**

Types Of Public Notices

Citizen Participation Notices

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- Name Changes
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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**

XNUV18187

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION
FILE NO: 25-CP-000625
DIV: A
IN RE: ESTATE OF GLORIA MARIE BENALT, Deceased.

The administration of the Estate of GLORIA MARIE BENALT, deceased, whose date of death was October 21, 2024, File Number 292025CP000625, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 18 day of April, 2025.

LESLIE MOORE
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar# 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
April 18, 25, 2025 25-01070H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
FILE NO: 25-CP-000766
IN RE: ESTATE OF CHARLES WADE, JR., DECEASED.

The administration of the Estate of Charles Wade, Jr., deceased, whose date of death was 10/16/2024, Case Number 25-CP-000766, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

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

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

The date of first publication of this notice is the 18 day of April 2025.

Personal Representative:
Susan Wade-Infanzon,
18107 Regents Square Drive
Tampa Florida 336647
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
April 18, 25, 2025 25-01056H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-001218
IN RE: ESTATE OF EMILIA SEREMETIS, aka EMILIA RADZIEJEWSKA Deceased.

The administration of the estate of EMILIA SEREMETIS, also known as EMILIA RADZIEJEWSKA, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 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.

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

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

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

The date of first publication of this notice is: April 18, 2025.

KEVIN HUBER
Personal Representative
16534 Myrtle Sand Drive
Wimauma, FL 33598
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
April 18, 25, 2025 25-01062H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-1217
IN RE: ESTATE OF NITA SHERELLE BLACK-WILLIAMS, Deceased.

The administration of the estate of NITA SHERELLE BLACK-WILLIAMS, deceased, whose date of death was July 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 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.

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

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

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

The date of first publication of this notice is: April 18, 2025.

JAMIESON WILLIAMS
Personal Representative
1203 East Annie Street, Apt. B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
April 18, 25, 2025 25-01063H

Q&A

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

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

Rarely do consumers specifically search online for public notices.

Q Who benefits from legal notices?

A 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.

Q Are internet-only legal notices sufficient?

A 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 fulfills all of those standards.

Q How much do legal notices cost?

A 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.

Q What is a public notice?

A 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.

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/02/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2017 CHAM mobile home bearing vehicle identification number FL26100PHB201242A and FL26100PHB201242B and all personal items located inside the mobile home. Last Tenant: Angel Luis Cartagena Ortiz and Maria Victoria Cruz Rivera. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

April 18, 25, 2025 25-01129H

SECOND INSERTION

NOTICE OF FORFEITURE PROCEEDINGS

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

Case No.: 2025-CA-002376

IN RE: FORFEITURE OF: $5,851.00 (Five Thousand Eight Hundred Fifty-One Dollars) in U.S. Currency

ALL PERSONS who claim an interest in the following property: $5,851.00 (Five Thousand Eight Hundred Fifty-One Dollars) in U.S. Currency, which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about March 5, 2025, in Hillsborough County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Rebecca Pettit, Deputy Chief Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

April 18, 25, 2025 25-01117H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-000552
Division B
IN RE: ESTATE OF JAMES K. DAVIS Deceased.

The administration of the estate of JAMES K. DAVIS, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East 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. 732.2211, 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 18, 2025.

Personal Representative:
KAREN DURIG
1521 Hannum Dr
Streetsboro, Ohio 44241

Attorney for Personal Representative:
Neil R. Covert, Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com

April 18, 25, 2025 25-01125H

SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 2025-CP-000616
IN RE: ESTATE OF AUGUSTA EDWARDS THOMAS, Deceased.

The administration of the estate of Augusta Edwards Thomas, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 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 18, 2025.

Personal Representative
Veda Bawo
8101 Jad Drive
Tampa, FL 33619

Attorney for personal Representative
Agnes Mombrun Geter, Esq.
Florida Bar No. 77001
MOMBRUN LAW, PLLC
2850 34th St N, #350
St. Petersburg, FL 33713
Telephone: (321) 216-2040
Facsimile: (321) 216-2070
Email: agnes@mombrunlaw.com

April 18, 25, 2025 25-01045H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1979 SATI mobile home bearing vehicle identification number GDWVGA30794256 and all personal items located inside the mobile home. Last Tenant: Deborah Kay O'Neal, Angela Renee O'Neal, Mary Price, and Roger McAllister. Sale to be held at: Chateau Forest, 604 N. Kingsway, Seffner, Florida 33584, (813) 689-9279.

April 18, 25, 2025 25-01128H

THIRD 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

SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 2025-CP-001103
IN RE: ESTATE OF ROGER JOHN COOKSON Deceased.

The administration of the Estate of Roger John Cookson, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 18, 2025.

Personal Representative:
Joan Hill
1298 Harris Ridge Road
Young Harris, Georgia 30582

Attorney for Personal Representative:
Joshua Rosenberg, Esq.
Florida Bar Number: 297491
Rose Legal Group, P.A.
1230 Oakley Seaver Drive, Suite 101
Clermont, Florida 34711
(352) 722-3114 (telephone)
Service@RoseLegalGroup.com

April 18, 25, 2025 25-01052H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-000498
IN RE: ESTATE OF MARCAYLE CADET Deceased.

The administration of the estate of MARCAYLE CADET, Deceased, whose date of death was June 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs, T. 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.

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

The date of first publication of this notice is April 18, 2025.

MARC CADET,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com

April 18, 25, 2025 25-01061H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-001093
Division O
IN RE: ESTATE OF R. DENNIS LANGSTON Deceased.

The administration of the estate of R. Dennis Langston, deceased, whose date of death was February 6, 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. 732.2211, 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 18, 2025.

Personal Representative:
Jason Langston
4903 W. Bay Way Place
Tampa, Florida 33629

Attorney for Personal Representative:
LESLIE J. BARNETT, Attorney
Florida Bar Number: 133310
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street, Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
E-Mail: lbarnett@gunster.com
Secondary E-Mail:
jdurant@gunster.com
Secondary E-mail:
eservice@gunster.com

April 18, 25, 2025 25-01124H

SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 25-CP-000598
IN RE: ESTATE OF DIANA LEE ERB Deceased.

The administration of the estate of DIANA LEE ERB, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.

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 18, 2025.

Personal Representative
Kendra Vanessa Greseth
4618 Wishart Blvd
Tampa, FL 33603

Attorney for Personal Representative
Quikeef Simmons, CPA, Esq.
E-Mail Addresses:
qsimmons@sblgp.com
admin@sblgp.com
Florida Bar No.1022482
Simmons Business Law Group, PLLC
401 E. Jackson Street Suite 3300
Tampa, FL. 33602
Telephone: (813) 701-2625/
Fax (813) 756-2587

April 18, 25, 2025 25-01132H

SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 24-CP-002795
IN RE: ESTATE OF GLORIA DEAN TAYLOR Deceased.

The administration of the estate of GLORIA DEAN TAYLOR, deceased, whose date of death was March 8, 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.

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 18, 2025.

Personal Representative
Dwayne Williams, Sr.
9780 Creekfront Road # 201
Jacksonville, FL 32256

Attorney for Personal Representative
Quikeef Simmons, CPA, Esq.
E-Mail Addresses:
qsimmons@sblgp.com
admin@sblgp.com
Florida Bar No.1022482
Simmons Business Law Group, PLLC
401 E. Jackson Street Suite 3300
Tampa, FL. 33602
Telephone: (813) 701-2625/
Fax (813) 756-2587

April 18, 25, 2025 25-01133H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-001173
IN RE: ESTATE OF HARRY DANIEL CUMBER Deceased.

The administration of the estate of Harry Daniel Cumber, 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 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.

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. 732.2211, 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 18, 2025.

Sharon L. Gray
10345 Gleghorn Drive
San Antonio, FL 33576
Personal Representative

SHUMAKER, LOOP & KENDRICK, LLP
Attorneys for Personal Representative
Luis A. Silva, Esquire
101 E. Kennedy Blvd., Suite 2800
Tampa, Florida 33602
Telephone: (813) 229-7600
Facsimile: (813) 229-1660
Florida Bar No. 1004224
Email Addresses:
lsilva@shumaker.com
tmcintyre@shumaker.com
33026129v1

April 18, 25, 2025 25-01135H

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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-6336
5801 MIDDLESEX INC., A FLORIDA CORPORATION
PLAINTIFF, VS.
ICE FINANCIAL INC., A FLORIDA CORPORATION, STRONGBOX INVESTMENTS INC., A FLORIDA CORPORATION
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment of Foreclosure, dated April 9, 2025, and entered in the case having the case number 2024-CA-006336 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., is the Plaintiff and Ice Financial Inc. et. al. is the Defendant. Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, at 10:00 AM, on May 13, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

Unit 1210, Grand Key, A Condominium, Together With an Undivided Share in Common Elements Appurtenant Thereto, According to The Declaration of Condominium Recorded in Official Records Book 15002, Page 458, Any and All Amendments Thereto, of the Public Records of Hillsborough County, Florida.

More commonly known as: 4207 S. Dale Mabry Highway, Unit 1210, Tampa FL. 33611 ("Property")

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 Statute, Section 45.031.

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 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 April 11, 2025.
IVANOV & WOLF, PLLC
Attorney for Plaintiff
3310 W. Cypress St, Suite 206
Tampa, FL 33607
Telephone: 813-870-6396
Matt@IWFirm.com
By: /s/ Matthew D. Wolf
MATTHEW D. WOLF, FBN: 92611
April 18, 25, 2025 25-01066H

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
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-003780
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO III ACQUISITION TRUST, A DELAWARE TRUST,
Plaintiff, v.
ONE HOUR HOUSE SOLUTIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure and Other Relief dated April 3, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-003780, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF AERO III ACQUISITION TRUST, A DELAWARE TRUST is the Plaintiff, and ONE HOUR HOUSE SOLUTIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ASHLEY RADER, CITY OF TAMPA, FLORIDA CODE ENFORCEMENT and CITIZEN BOARDS SUPPORT are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 02, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

A TRACT IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SECTION 32, THENCE WEST ALONG THE S BOUNDARY OF SAID SECTION 32 A DISTANCE OF 113.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTH BOUNDARY W A DISTANCE OF 118.27 FEET, THENCE LEAVING SAID S BOUNDARY OF SAID SECTION 32 N 00°18`41" E, A DISTANCE OF 263.87 FEET TO A POINT ON THE SOUTH BOUNDARY OF PARKWOOD MANOR, PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG SAID S 89°08`14" E, A DISTANCE OF 120.00 FEET, THENCE LEAVING SAID S BOUNDARY OF 00°02`52" W, A DISTANCE OF 60.67 FEET, THENCE N 90°00`00" E, A DISTANCE OF 16.00 FEET, THENCE LEAVING S 00°00`00" E, A DISTANCE OF 14.00 FEET, THENCE S 90°00`00", A DISTANCE OF 16.00 FEET, THENCE S 00°00`00" W A DISTANCE OF 93.00 FEET, THENCE N 90°00`00" E, DISTANCE OF 4.00 FEET, THENCE S 00°00`00" E, A DISTANCE OF 19.00 FEET, THENCE S 90°00`00" W, A DISTANCE OF 7.0 FEET; THENCE S 00°00`00" W. A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING, LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY

Property Address: 4206 Durant Rd, Valrico, FL 33594

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

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: This 10th day of April, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
April 18, 25, 2025 25-01053H

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LV10177

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. 292025CA001588A001HC
CITIGROUP MORTGAGE LOAN TRUST, INC. 2007-AHL1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
Plaintiff, vs.
KARRIEM A.M.Z. WISDOM, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOYCE CONYERS, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
TO: KARRIEM A.M.Z. WISDOM,
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 27, BLOCK 2, OF BOSTON & SKINNER ADDITION TO WEST TAMPA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 78 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before May 15, 2025/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 9th 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
25-271880
April 18, 25, 2025 25-01049H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001016
IN RE: ESTATE OF FERNANDA A. SULLIVAN, aka FERNANDA SULLIVAN
Deceased.

The administration of the estate of FERNANDA A. SULLIVAN, also known as FERNANDA SULLIVAN, deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 18, 2025.

RICHARD A. SULLIVAN
Personal Representative
PO Box 848
Republic, MO 65738
James P. Hines, Jr., Esq.
Attorney for Personal Representative
Florida Bar No. 61492
Ryne E. Hartt, Esq.
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email: rhartt@hnh-law.com
April 18, 25, 2025 25-01084H

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-001193
IN RE: Estate of THEODORE LESTER HARRIS, a/k/a THEODORE L. HARRIS, a/k/a THEODORE HARRIS,
Deceased.

The administration of the estate of THEODORE LESTER HARRIS, a/k/a THEODORE L. HARRIS, a/k/a THEODORE HARRIS, deceased, whose date of death was OCTOBER 2, 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 is 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.

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. 732.2211.

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 18, 2025.

Personal Representative:
JOHN WESLEY HARRIS
13445 14th Street
Dade City, FL 33525
Attorney for Personal Representative:
R. SETH MANN, ESQUIRE
R. SETH MANN, P.A.
E-mail Address:
seth@sethmannlaw.com
Florida Bar No. 0990434
38109 Pasco Avenue
Dade City, FL 33525
Telephone: (352) 567-5010
Facsimile: (352) 567-1877
April 18, 25, 2025 25-01059H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-005151
MOVEMENT MORTGAGE, LLC,
Plaintiff, vs.
BRIAN GIRALT-RODRIGUEZ, et al.,,
Defendant(s),

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on April 3, 2025, in Case No. 2024-CA-005151 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein MOVEMENT MORTGAGE, LLC, LLC, is Plaintiff, and BRIAN GIRALT-RODRIGUEZ, SOLAR MOSAIC LLC, GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL, CAPITAL ONE, N.A., and UNKNOWN TENANT #1 N/K/A MARY ALVEREZ, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 7th day of May, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK 2, FIRST ADDITION TO MARJORY B. HAMNER'S RENMAH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE(S) 126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 2107 W BURKE ST, TAMPA, FL 33604
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds 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 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 this 3rd day of April 2025.
SOKOLOF REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
April 18, 25, 2025 25-01064H

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. 25-CA-000809
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DONNA FERRER, et. al.
Defendant(s),

TO: DONNA FERRER, UNKNOWN SPOUSE OF DONNA FERRER,
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 49, BLOCK 16, COUNTRY PLACE WEST - UNIT V, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before May 15, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 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
24-236074
April 18, 25, 2025 25-01051H

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2023-CA-001076
Division H
RESIDENTIAL FORECLOSURE
Section II
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1
Plaintiff, vs.
ALBERTO LUGO-TORRES A/K/A ALBERT LUGO-TORRES; IRMA LUGO A/K/A IRMA LUZ LUGO, RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF ALBERTO LUGO-TORRES A/K/A ALBERT LUGO-TORRES; UNKNOWN SPOUSE OF IRMA LUGO A/K/A IRMA LUZ LUGO, AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 29, 2024, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 2, BLOCK 17, RIVER BEND PHASE 4A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 106, PAGE 54 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 2509 RIVER BRIAR BLVD, RUSKIN, FL 33570; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on July 10, 2025 at 10:00 AM.

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 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 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: April 15, 2025
By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Kass Shuler, P.A.
1505 N. Florida Ave.
Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
246300/2219524/wll
April 18, 25, 2025 25-01083H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-013284
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE, ET AL.,
DEFENDANT(S).

TO: MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 622 TOWER GROVE DR, PLANT CITY, FL 33567
Current Residence: UNKNOWN
TO: MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 716 CALM DR, BRANDON, FL 33511
Current Residence: UNKNOWN
TO: MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 10446 FLY FISHING ST, RIVERVIEW, FL 33569
Current Residence: UNKNOWN
TO: MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 19256 GRANGE HALL LOOP, WIAUMA, FL 33598
Current Residence: UNKNOWN
TO: UNKNOWN SPOUSE OF MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 622 TOWER GROVE DR, PLANT CITY, FL 33567
Current Residence: UNKNOWN
TO: UNKNOWN SPOUSE OF MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 716 CALM DR, BRANDON, FL 33511
Current Residence: UNKNOWN
TO: UNKNOWN SPOUSE OF MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 10446 FLY FISHING ST, RIVERVIEW, FL 33569
Current Residence: UNKNOWN
TO: UNKNOWN SPOUSE OF MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE
Last Known Address: 19256 GRANGE HALL LOOP, WIAUMA, FL 33598
Current Residence: UNKNOWN

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

Lot 16, Tower Grove Estates, a subdivision according to the plat thereof recorded at Plat Book 116, Pages 89, 90 and 91, in the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before May 18, 2025 , within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx

Phone: (813) 272-7040 or ada@fljud13.org

WITNESS my hand and the seal of this Court this 9th day of April, 2025.

VICTOR D. CRIST
As Clerk of Court
By: Mustafa D.
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
April 18, 25, 2025 25-01055H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA012540
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
ULONDA LASHAWN HUGHEY, ET AL.,
DEFENDANT(S).

TO: Ulonda Lashawn Hughey
Last Known Address: 6934 Towering Spruce Dr, Riverview, FL 33578
Current Residence: UNKNOWN
TO: Ulonda Lashawn Hughey
Last Known Address: 7959 Carriage Pointe Dr #190 Gibsonton, FL 33534
Current Residence: UNKNOWN
TO: Unknown Spouse of Ulonda Lashawn Hughey
Last Known Address: 6934 Towering Spruce Dr, Riverview, FL 33578
Current Residence: UNKNOWN
TO: Unknown Spouse of Ulonda Lashawn Hughey
Last Known Address: 7959 Carriage Pointe Dr #190 Gibsonton, FL 33534
Current Residence: UNKNOWN
TO: Unknown Tenant in possession of the subject property
Last Known Address: 7959 Carriage Pointe Dr #190 Gibsonton, FL 33534
Current Residence: UNKNOWN

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

LOT 6, BLOCK 37, OAK CREEK PARCEL 2 UNIT 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 246. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before May 18, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx

Phone: (813) 272-7040 or ada@fljud13.org

WITNESS my hand and the seal of this Court this 9th day of April, 2025.

VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
April 18, 25, 2025 25-01054H

Q&A

LV18237_V13

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.

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CA-015399
DIVISION: K
United Wholesale Mortgage, LLC.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George E. Vaughan a/k/a George Earl Vaughan, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George E. Vaughan a/k/a George Earl Vaughan, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 18 AND THE EAST 1/2 OF LOT 17, BLOCK 40, SUN CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1999, MAKE: GRAND MANOR, VIN#: GAGMTD06310A AND VIN#: GAGMTD06310B.

more commonly known as 3701 Garon Avenue, Ruskin, FL 33570.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 5/15/2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St. Tampa, FL 33602.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on the 9th day of April, 2025.

Victor D. Crist
Circuit and County Courts
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
23-329530 FC01 CXE
April 18, 25, 2025 25-01094H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE 13th JUDICIAL CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001168
Division: A
IN RE: ESTATE OF ALEXIS MARIE TANDY
Deceased.

The administration of the estate of Alexis Marie Tandy, deceased, whose date of death was December 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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 18, 2025.

Personal Representative:
Carmen Tandy
316 Crichton St.
Ruskin, FL, 33570

Attorney for Personal Representative:
:/s/ Aliana M. Payret
Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
Email Address: apayret@lawdrive.com
April 18, 25, 2025 25-01106H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-00136
IN RE: ESTATE OF LINDA LOUISE OLEKSYK
Deceased.

The administration of the ESTATE OF LINDA LOUISE OLEKSYK, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under § 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 18, 2025.

Personal Representative:
MATTHEW L. ANDERSON, M.D. PhD.
3000 South Schiller Street
Tampa, Florida 33629

Attorney for Personal Representative:
/s/ Rachel Albritton Lunsford
RACHEL ALBRITTON LUNSFORD
Florida Bar Number: 0268320
GUNSTER, YOAKLEY, & STEWART, P.A.
401 East Jackson Street, #1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
Primary E-Mail:
rlunsford@gunster.com
Secondary E-Mail:
eservice@gunster.com
Secondary E-Mail:
swalsh@gunster.com
ACTIVE:35774079.1
April 18, 25, 2025 25-01102H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000963
Division B
IN RE: ESTATE OF: STEPHEN WALKER GRIFFITH A/K/A STEPHEN W. GRIFFITH
Deceased.

The administration of the Estate of STEPHEN WALKER GRIFFITH A/K/A STEPHEN W. GRIFFITH, deceased, whose date of death was December 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is April 18, 2025.

Personal Representative:
Dena Faye DeFord
a/k/a Dena DeFord
704 E. Hollywood Street
Tampa, FL 33619

Attorney for Personal Representative:
Stephen D. Hayman, Esq.
6605 Gunn Highway
Tampa, FL 33625
FBN: 0113514
Ph: (813) 968-9846
Fax: (813) 963-0864
Primary E-Mail:
Stephen@sdhayman.com
Secondary E-Mail:
info@sdhayman.com
April 18, 25, 2025 25-01103H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001124
IN RE: ESTATE OF GRAFY MYRLE FORD,
Deceased.

The administration of the estate of GRAFY MYRLE FORD, deceased, whose date of death was January 7, 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 18, 2025.

KAREN LYNN FORD
Personal Representative
132 Sawtooth Dr.
Valrico, FL 33594

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 18, 25, 2025 25-01105H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. : 25-CP-000682
DIVISION: O
IN RE: ESTATE OF ONZELL H. POTTER
Deceased.

To: Unknown Heirs and Beneficiaries of the Estate of Reta Kaye Hutson, deceased
Unknown Heirs and Beneficiaries of the Estate of Pamela Nanette Sanford, deceased

YOU ARE NOTIFIED that a Petition for Summary Administration pursuant to Florida Statute §735.203 has been filed in this court. This action was instituted in the Thirteenth Judicial Circuit Court, Hillsborough, Florida, and is styled In Re Estate of Onzell H. Potter under Case No. 25-CP-000682.

You are required to serve a copy of your written defenses, if any, to it on the Petitioner's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 05/23/25 and file the original with the clerk of this court either before service on the Petitioner's Attorney or immediately thereafter; otherwise the relief demanded in the complaint or petition, will be unchallenged.

This notice shall be published once a week for four consecutive weeks in The Business Observer.

DATED on 4/14/2025

Clerk of the Circuit Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

Apr. 18, 25; May 2, 9, 2025
25-01092H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001075
Division: B
IN RE: ESTATE OF BRUCE CARL NELSON
Deceased.

The administration of the estate of BRUCE CARL NELSON, deceased, whose date of death was July 18, 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 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.

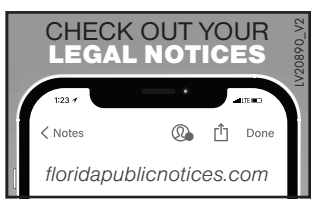
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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 18, 2025.

Personal Representative:
/s/ Jamie Lyle Nelson
JAMIE LYLE NELSON
JAMIE NELSON
12001 Gaines Court
Tampa, FL 33618

Attorney for Personal Representative:
Angela M. Tormey, Esq.
Attorney for Petitioner
Florida Bar Number: 1010466
1070 Bloomingdale Avenue
Valrico, Florida 33596
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
April 18, 25, 2025 25-01104H



--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 25-CA-002207
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
ANTEBREIA YARNELL SHELLMAN; SOUTH FORK III COMMUNITY ASSOCIATION, INC.; UNKNOWN SPOUSE OF ANTEBREIA YARNELL SHELLMAN; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).
TO: ANTEBREIA YARNELL SHELLMAN; 11744 BRIGHTON KNOLL LOOP RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF ANTEBREIA YARNELL SHELLMAN; 11744 BRIGHTON KNOLL LOOP RIVERVIEW, FL 33579

YOU ARE NOTIFIED that an action to Foreclosure to the following properties in HILLSBOROUGH County, Florida:

LOT 72, "SOUTH FORK, TRACT R, PHASE 1" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGES 159 THROUGH 163, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 11744 BRIGHTON KNOLL LOOP, RIVERVIEW, FL 33579 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 5/16/2025, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

DATED on April 10, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: JENNIFER TAYLOR
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
April 18, 25, 2025 25-01109H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-001020
MICHAEL SAMPSON and DEBORAH SAMPSON,
Plaintiffs, vs.
TONYA RODGERS and EARNEST RODGERS, JR.,
Defendants.

NOTICE is hereby given that a civil action commenced on February 10, 2025, and is now pending as case number 25-CA-001020 in the County Court in the State of Florida, County of Hillsborough County

The name of the unserved party to the action is:

Earnest Rodgers, JR. 2731 Blair Stone Road, # 149 Tallahassee, FL 32301

and the nature of the proceeding is a Partition on Real Property – Non-Homestead $1-$50,000 or less.

This notice shall be published once each week for two consecutive weeks in the Business Observer.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Corrie Dutton, Esq., whose address is 10521 Bloomingdale Ridge Dr. Riverview, FL 33578, on or before 5/15/2025 the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 9th day of April, 2025.

VICTOR D. CRIST
AS CLERK OF THE COURT
(SEAL) BY JENNIFER TAYLOR
As Deputy Clerk

/s/ Corrie Dutton, Esq.
Corrie Dutton, Esq.
Florida Bar No.: 1032315
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview FL 33578
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
April 18, 25, 2025 25-01108H

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-003791
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-B, ASSET-BACKED CERTIFICATES, SERIES 2004-B,
Plaintiff, vs.
CATHY C. ROYAL A/K/A CATHY ROYAL, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 09, 2025, and entered in 24-CA-003791 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2004-B, ASSET-BACKED CERTIFICATES, SERIES 2004-B is the Plaintiff and CATHY C. ROYAL A/K/A CATHY ROYAL; UNKNOWN SPOUSE OF CATHY C. ROYAL A/K/A CATHY ROYAL; HFC COLLECTION CENTER, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF HILLSBOROUGH COUNTY, FLORIDA 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 May 05, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1 IN BLOCK 2, LIVINGSTON UNIT 1, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2434 BLIND POND AVE, LUTZ, FL 33549

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 15 day of April, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
24-174426 - NaC
April 18, 25, 2025 25-01114H

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-001491
DIVISION: H
Nationstar Mortgage LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy Kaiser a/k/a Amy Marie Kaiser a/k/a Amy M. Kaiser, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.
Defendant(s).
TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Amy Kaiser a/k/a Amy Marie Kaiser a/k/a Amy M. Kaiser, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s):

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

THE EAST 1/2 OF LOT 23 AND ALL OF LOT 24, HICK'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 1521 East Emma Street, Tampa, FL 33610.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 5/15/2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Clerk of Court Address is 800 E. Twigg St. Tampa, FL 33602

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on the 9th day of April, 2025.

Victor D. Crist
Circuit and County Courts
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
23-328664 FC01 CXE
April 18, 25, 2025 25-01093H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CC-5657
VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ELIZABETH CHEN and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.
TO: ELIZABETH CHEN

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM ASSOCIATION, INC., herein in the following described property:

Unit No. 1407, VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all of its attachments and amendments, as recorded in Official Records Book 14497, Page 358, of the Public Records of Hillsborough County, Florida. With the following street address: 4221 W. Spruce St., #1407, Tampa, Florida, 33607

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg Nikoloff, P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, on or before 5/19/2025 within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and the seal of this Court on day of March, 2025.

VICTOR D. CRIST
CLERK AND COMPTROLLER
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

Greenberg Nikoloff, P.A.
1964 Bayshore Blvd., Suite A
Dunedin, FL 34698
(727) 738-1100
April 18, 25, 2025 25-01087H

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, Victor Crist, Clerk of the Circuit Court will sell all 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 Patrician 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 14th day of April 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 18, 25, 2025 25-01095H

FOURTH 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

FOURTH 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 NOTIFIED 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CC-003879
BRIDGECREST CREDIT COMPANY, LLC, AS AGENT AND SERVICER FOR CARVANA, LLC,
Plaintiff, v.
PETER G MCPHERSON; ET AL,
Defendant(s).
To the following Defendant(s):

PETER G MCPHERSON
(Last Known Address: 6810 Holly Heath Dr, Riverview, FL 33578)

YOU ARE NOTIFIED that an action of Replevin based on boundaries established by acquiescence, on the following described property:

2019 BMW 530 WITH VIN WBAJA7C51KG911611
PROPERTY ADDRESS: 6810 HOLLY HEATH DR, RIVERVIEW, FL 33578

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 4/30/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs an accommodation in order to 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.

This notice is provided pursuant to Administrative Order No. 2010-08

Business Observer

WITNESS my hand and the seal of this Court this 25TH day of MARCH, 2025.

VICTOR CRIST
As Clerk of the Court
(SEAL) By /s/ Jennifer Taylor
As Deputy Clerk
JENNIFER TAYLOR

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
April 18, 25, 2025 25-01050H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 22-CA-006047
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
Plaintiff(s), vs.
MELINDA MICHELLE CECILE; JULIE ANN HELMCAMP; BRITTANY DAWN PRATER; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS AND TRUSTEES OF FREDERICK E. HELMCAMP, III, DECEASED
Defendant(s).
TO: MELINDA MICHELLE CECILE
LAST KNOWN ADDRESS:
83 CHESTNUT LANE, DANVILLE, WV 25053
CURRENT ADDRESS: UNKNOWN
TO: JULIE ANN HELMCAMP
LAST KNOWN ADDRESS:
1203 LAKE VALRICO LANE, VALRICO, FL 33594
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

Lot 9 in Block 2 of BRANDON LAKES, according to the plat thereof, as recorded in Plat Book 46, Page 23, of the Public Records of Hillsborough County, Florida.

Property address: 1203 Lake Valrico Lane, Valrico, FL 33594

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Mustafa Divan
Deputy Clerk

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 22-010733-1
April 18, 25, 2025 25-01118H

--- ACTIONS / SALES ---

SECOND 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-000705
IN RE: THE ESTATE OF JANIE C GONZALEZ, Deceased.

The administration of The Estate of JANIE C GONZALEZ, whose date of death was May 17, 2022, 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 18, 2025.

Personal Representative is:
HENRY GONZALEZ
whose address is 12304 Glenshire Drive, Riverview, FL 33579.
/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 18, 25, 2025 25-01060H

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-013940
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
STEVE OWSINSKI AKA STEPHEN OWSINSKI, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 10, 2025, and entered in Case No. 2023-CA-013940 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Steve Owsinski aka Stephen Owsinski, Jamelynn D Owsinski, Venetian at Bay Park Homeowners Association, Inc., are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the May 14, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 62, BLOCK 4, VENETIAN AT BAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 260 THROUGH 269; INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 708 BRENTON LEAF DRIVE RUSKIN FL 33570

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.

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 01 day of April, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com
By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.
IN/23-006175
April 18, 25, 2025 25-01138H

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.: 23-CA-000993
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, VS.
IAN M LOVETT; UNKNOWN SPOUSE OF IAN M. LOVETT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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, GRANTEES, 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 April 7, 2025 in Civil Case No. 23-CA-000993, of the Circuit Court of the THIRTEENTH 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 RCAF ACQUISITION TRUST is the Plaintiff, and IAN M LOVETT; UNKNOWN SPOUSE OF IAN M. LOVETT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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, GRANTEES, 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 9, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 12, LINGERLONG SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 63, 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 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 14th 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: 2025.04.14 13:37:39-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1092-13213B
April 18, 25, 2025 25-01137H

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-012731
AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs.
RICHARD A. LITCHFIELD, ET.AL; Defendants

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause, dated April 11, 2025, in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell on May 13, 2025, beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, all the property situated in Hillsborough County, Florida, described as:

Lot 22, Block 1, Westchase Section "370", according to the plat thereof, recorded in Plat Book 75, Page 71, of the Public Records of Hillsborough County, Florida.
Property Address: 10510 ROCHESTER WAY, TAMPA, FL 33626

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 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.

Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-01879 /
CASE NO.: 23-CA-012731
April 18, 25, 2025 25-01113H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 2024-CA-004052
MARIO PRISCIANDARO, AS TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022, Plaintiff, vs.
VIRGINIA ABOSIDA, Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment on Attorney Fees, Charging Lien, and Directing Clerk of Court to Sell Property entered on Sept. 17, 2024, in In Re: The Estate of Charles E. Schmoyer, Hillsborough Circuit Court Case No. 2021-CP-004660, Order Striking Sale Date in Amended Final Judgment entered on Sept. 23, 2024, in In Re: The Estate of Charles E. Schmoyer, Hillsborough Circuit Court Case No. 2021-CP-004660, and Amended Order Setting Foreclosure Sale Date entered on April 15, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida, and described as:

Legal Description: Lot 6, Block 2, ANSLEY PARK, according to the map or plat thereof recorded in Plat Book 52, Page 6, of the Public Records of Hillsborough County, Florida.
c/k/a: 8421 Camden Street, Tampa, Florida 33614

at a public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com on May 8, 2025, at 10:00 a.m.

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 the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated: April 16, 2025.
s/ Leonardo B. Perez III
Leonardo B. Perez III
FBN 84562
PO Box 2274
Pinellas Park, FL 33780
Tel: (727) 306-0626
Fax: (727) 451-9966
Leo@PerezLegalServices.com
April 18, 25, 2025 25-01123H

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.: 24-CA-002012
SELENE FINANCE, LP, Plaintiff, VS.
ROI PERETZ; KATHLEEN SARAH LERNER; CITY OF TEMPLE TERRACE, FLORIDA; GOODLEAP, LLC; 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, GRANTEES, 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 18, 2024 in Civil Case No. 24-CA-002012, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, SELENE FINANCE, LP is the Plaintiff, and ROI PERETZ; KATHLEEN SARAH LERNER; CITY OF TEMPLE TERRACE, FLORIDA; GOODLEAP, LLC; 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, GRANTEES, 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 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 67, BLOCK 1, RAINTREE TERRACE SUBDIVISION WHICH ALSO INCLUDES A REPLAT OF A PART OF W.E. HAMNER'S 56TH STREET ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 1, 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 11th 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: 2025.04.11 16:05:50-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1184-2231B
April 18, 25, 2025 25-01122H

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. 19-CA-008486
Freedom Mortgage Corporation, Plaintiff, vs.
VIRGIL MOSLEY Jr., et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-008486 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and VIRGIL MOSLEY Jr.; THE SUMMIT AT FERN HILL COMMUNITY ASSOCIATION INC; Unknown Tenant whose name is fictitious to account for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 11th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 76, OF FERN HILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-30-30-20-A35-000000-00076.0

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 the Administrative Office of the Court 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.

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 9th day of April, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01872
April 18, 25, 2025 25-01044H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-004427
DIVISION: D
Truist Bank Plaintiff, -vs.-
Natalie Rae Bolin; Marion Robert Bolin; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-004427 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, Plaintiff and Natalie Rae Bolin are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on June 3, 2025, the following described property as set forth in said Final Judgment, to-wit:

THE EAST 44.5 FEET OF LOT 20, AND THE WEST 21.5 FEET OF LOT 21, OF BINGHAM'S BAYBRIDGE ADDITION, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 81, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
24-330988 FC01 SUT
April 18, 25, 2025 25-01096H

SECOND INSERTION

AMENDED NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 24-CA-003588
General Civil Division: C
GREENSPRING CAPIAL MANGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST JANE T. BROWN, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., MITCHELL LEWIS BROWN, ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST ALEXANDER LEE BROWN, JEFFREY GLENN BROWN, ELIZABETH DIANNA BROWN, MARY CRAIG LOVE, Defendants.

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated April 10, 2025, in the above-styled case, the Clerk of the Court, Victor Crist, will sell to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, on the 13th day of May 2025 at 10:00 a.m. Eastern Time, the following described property:

Lot 2, Block GG, DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 30, according to plat thereof as recorded in Plat Book 42, Page 92, of the Public Records of Hillsborough County, Florida.
Property Address: 604 Ojai Avenue, Sun City Center, Florida 33573.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds unclaimed.

If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, yu 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 Coordiantor 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 yu 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.

Dated this 11th day of April 2025.
LAW FIRM OF GARY M. SINGER, P.A.
Counsel for Plaintiff
12 S.E. 7th Street, Ste. 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /s./ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No. 544906
April 18, 25, 2025 25-01069H

--- PUBLIC SALES / SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

1992 Motor Home, VIN 3FCMF-53G4NJA03835 and the contents therein, if any, abandoned by previous guest, Doyle Kevin Shamblin.

On May 1, 2025 at 9:00am at Floral Village Mobile Home Park, 35 E. Street, Plant City, Florida 33563.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Floral Village
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
April 18, 25, 2025 25-01071H

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-000572
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4,
Plaintiff, vs.
CLAUDIA I. LIZARDO A/K/A CLAUDIA ISABEL LIZARDO A/K/A CLAUDIA L. LIZARDO, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 13, 2025, and entered in 24-CA-000572 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 SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4 is the Plaintiff and CLAUDIA I. LIZARDO A/K/A CLAUDIA ISABEL LIZARDO A/K/A CLAUDIA L. LIZARDO; UNKNOWN SPOUSE OF CLAUDIA I. LIZARDO A/K/A CLAUDIA ISABEL LIZARDO A/K/A CLAUDIA L. LIZARDO 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 May 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 7 AND 8, BLOCK 2, WINSTON PARK SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 45, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2706 W TPA BAY BLVD, TAMPA, FL 33607

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 15 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
23-094636 - NaC
April 18, 25, 2025 25-01116H

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-003655
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2024, and entered in 24-CA-003655 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED; TUNDRA LAMAR; VERA T. SPENCER 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 May 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, IN BLOCK 16 OF MADISON PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1204 W BALL ST, PLANT CITY, FL 33563

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org

Dated this 15 day of April, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
23-148284 - EuE
April 18, 25, 2025 25-01115H

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-001638
FTF LENDING, LLC,
Plaintiff, vs.
ONE HOUR HOUSE SOLUTIONS LLC, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 06, 2024 in Civil Case No. 24-CA-001638 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, 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 13th day of May, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE SOUTH 48 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTH 198 FEET OF THE SOUTH 246 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS ROAD RIGHT-OF-WAY; ALL LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO THE INTERSECTION OF THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 48.00 FEET TO THE NORTH LINE OF THE SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING;

THENCE N 89 DEGREES 57' 02" E, ALONG SAID NORTH LINE, A DISTANCE OF 380 FEET; THENCE S 00 DEGREES 03' 06" E, A DISTANCE OF 177.30 FEET; THENCE S 89 DEGREES 57' 02" W, A DISTANCE OF 200.61 FEET; THENCE N 00 DEGREES 11' 42" E, A DISTANCE 132.03 FEET; THENCE S 89 DEGREES 57' 02" W, AND PARALLEL TO THE NORTH LINE OF THE. SOUTH 48 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 180.00 FEET TO THE EAST RIGHT OF WAY OF PEARSON ROAD; THENCE N 00 DEGREES 00' 02" E, ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

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: MRService@mccalla.com
Fla. Bar No.: 146803
23-08563FL
April 18, 25, 2025 25-01112H

SECOND 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.: 1300273006
File No.: 2025-313
Certificate No.: 2022 / 11018
Year of Issuance: 2022
Description of Property:
TAMPA VILLAS SOUTH UNIT NO 1 LOT 1 BLOCK 1
PLAT BK / PG: 43 / 54
SEC - TWP - RGE: 04 - 30 - 18
Name(s) in which assessed:
DUNCAN LAND AND DEVELOPMENT INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/29/2025) 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 4/1/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01074H

SECOND 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.: 0351035046
File No.: 2025-324
Certificate No.: 2022 / 2884
Year of Issuance: 2022
Description of Property:
UNIVERSITY COMMUNITY MEDICAL CENTER A CONDOMINIUM UNIT NO 405 AND 293 SQ FT OF UNIT 406 4TH FLOOR 3.26 PERCENT OF UNDIVIDED OWNERSHIP OF COMMON ELEMENTS AND OF COMMON SURPLUS
PLAT BK / PG: 12 / 21
SEC - TWP - RGE: 05 - 28 - 19
Name(s) in which assessed:
DOCPAIN LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/29/2025) 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 4/1/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01077H

SECOND 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.: 1448120000
File No.: 2025-316
Certificate No.: 2022 / 11805
Year of Issuance: 2022
Description of Property:
TAMPA OVERLOOK LOT 10 BLOCK 72
PLAT BK / PG: 17 / 2
SEC - TWP - RGE: 18 - 28 - 19
Name(s) in which assessed:
WILLIE PERKINS

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 (5/29/2025) 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 4/10/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01080H

SECOND 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.: 1496830100
File No.: 2025-312
Certificate No.: 2022 / 12229
Year of Issuance: 2022
Description of Property:
HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS LOT 161 AND W 1/2 CLOSED ALLEY ABUTTING THEREON
PLAT BK / PG: 10 / 24
SEC - TWP - RGE: 30 - 28 - 19
Name(s) in which assessed:
ESTATE OF CHARLES GIBSON SR C/O GREGORY GIBSON
GREGORY GIBSON
CHARLES GIBSON, JR.
CHARLOTTE BROOKS

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 (5/29/2025) 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 4/10/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01079H

SECOND 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.: 1505755000
File No.: 2025-317
Certificate No.: 2022 / 12282
Year of Issuance: 2022
Description of Property:
MC COLSKEY'S SUBDIVISION E 25 FT OF LOT 9 AND W 5 FT OF LOT 10 BLOCK 2
PLAT BK / PG: 23 / 46
SEC - TWP - RGE: 31 - 28 - 19
Name(s) in which assessed:
PETER R NIEMI

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 (5/29/2025) 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 4/10/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01081H

SECOND 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.: 0503670000
File No.: 2025-315
Certificate No.: 2022 / 4632
Year of Issuance: 2022
Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF S 562.5 FT OF E 1/2 OF LOT L LESS W 80 FT OF E 165 FT OF S 165 FT THEREOF AND LESS E 85 FT OF S 140 FT OF SAID LOT L AND LESS N 24.5 FT OF S 562.5 FT OF W 15 FT OF E 165 FT OF LOT L
PLAT BK / PG: 6 / 43
SEC - TWP - RGE: 26 - 30 - 19
Name(s) in which assessed:
INA L BREWER

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 (5/29/2025) 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 4/1/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01075H

SECOND 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.: 2071490000
File No.: 2025-319
Certificate No.: 2022 / 15692
Year of Issuance: 2022
Description of Property:
SWEAT'S SUBDIVISION LOTS 2 AND 11 LESS N 7 1/2 FT BLOCK 1
PLAT BK / PG: 3 / 5
SEC - TWP - RGE: 29 - 28 - 22
Name(s) in which assessed:
JOHN WEYAND III
JESSICA WEYAND

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 (5/29/2025) 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 4/9/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01078H

SECOND 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.: 0351035048
File No.: 2025-323
Certificate No.: 2022 / 2885
Year of Issuance: 2022
Description of Property:
UNIVERSITY COMMUNITY MEDICAL CENTER A CONDOMINIUM UNIT NO 406 LESS 293 SQ FT 4TH FLOOR 3.22 PERCENT OF UNDIVIDED OWNERSHIP OF COMMON ELEMENTS AND OF COMMON SURPLUS
PLAT BK / PG: 12 / 21
SEC - TWP - RGE: 05 - 28 - 19
Name(s) in which assessed:
DOCPAIN LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (5/29/2025) 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 4/1/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Apr. 18, 25; May 2, 9, 2025
25-01076H