

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
INVITATION TO BID The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for escalator canopies at Raymond James Stadium. BID #24-13 Escalator Canopies, Raymond James Stadium MANDATORY PRE-BID CONFERENCE Monday, May 12, 2025 at 10am (Entrance B/C off Himes Avenue - Raymond James Stadium) BID DUE DATE Friday, May 16, 2025 not later than 10am

Bid packages will be available for distribution on Friday, May 2, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 28th Day of April 2025.	/s/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY
May 9, 2025	25-01295H

FIRST INSERTION
INVITATION TO BID The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for temporary event staffing service at Raymond James Stadium. BID #24-17 Temporary Event Staffing Service, Raymond James Stadium MANDATORY PRE-BID CONFERENCE Thursday, May 22, 2025 at 10am (Entrance B/C off Himes Avenue - Raymond James Stadium) BID DUE DATE Wednesday, June 4, 2025 not later than 10am

Bid packages will be available for distribution on Friday, May 2, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 24th Day of April 2025.	/s/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY
May 9, 2025	25-01296H

FIRST INSERTION
NOTICE OF WORKSHOP & BOARD OF SUPERVISORS MEETING FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT

A workshop meeting of the Board of Supervisors of the Forest Brooke Community Development District will be held on **Wednesday, May 21, 2025** at 4:30 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 4530 Eagle Falls Place, Tampa, FL 33619. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Immediately following the budget workshop meeting, a regular board of Supervisors meeting will be held.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone.

Pursuant to the 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 prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

Jason Greenwood
Governmental Management Services – Tampa, LLC
District Manager
May 9, 2025

25-01299H

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 06/13/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. 4T4BF3EK6BR142658 2011 TOYOTA CAMRY/SE/LE/XLE 4T3BA3BB0DU035578 2013 TOYOTA VENZA 5TFJU4GN2CX023552 2012 TOYT TACOMA DOUBL JTEZU14RX68063493 2006 TOYT 4RUNNER SR5 2T2ZK1BA3ACO24051 2010 LEXUS RX 350 1C4BJWDG3GL134414 2016 JEEP WRANGLER UNLIMITED SPORT May 9, 2025
25-01342H

FIRST INSERTION
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Waterset South Community Development District (the “District”) intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on June 12th , 2025 at 9:00 a.m., at 2700 S. Falkenburg Road, #2745, Riverview, Florida 33578.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the “Uniform Method”) to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, offsite utilities, stormwater management systems, water and sewer utilities, street lighting, roadway improvements, amenity facilities, and any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 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 hearing 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.

Ruben Durand, District Manager May 9, 16, 23, 30, 2025	25-01298H
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FIRST INSERTION
NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Belmont Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on **May 28, 2025, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District’s website at belmontcd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

Jason Greenwood, District Manager Governmental Management Services – Tampa, LLC May 9, 2025	25-01300H
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FIRST INSERTION
Fictitious Name Notice Notice Is Hereby Given that Praxis Specialty Pharmacy, LLC, 5455 W. Waters Ave., Ste 214, Tampa, FL 33634, desiring to engage in business under the fictitious name of Brand Direct Health, 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. May 9, 2025
25-01321H

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 Battery Prosource located at 12180 Race Track Road in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 1st day of May, 2025. Resistacap, Inc. Gary G. Bolohan, President May 9, 2025
25-01327H

FIRST INSERTION
PUBLIC NOTICE Datapath Wireless Group, LLC is proposing to construct a 188-foot tall (overall height) monopole telecommunications structure near 4702 Sydney Road, Plant City, Hillsborough County, Florida (27° 59' 10.2" N, 82° 10' 25.7" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting. In addition, any interested party may also request further environmental review of the proposed action under the FCC’s National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC’s website. Refer to File No. A1321743 when submitting the request and to view the specific information about the proposed action. 25-001828/SEW May 9, 2025
25-01301H

FIRST 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: a 2005 Mobile Home, VIN PAFL422A527618A33 (Title No. 102189382) and the contents therein, if any, abandoned by Happy Homes Trust On June 5, 2025, at 9:10am at Happy Homes Mobile Home Park, 110 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025
25-01329H

FIRST 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: a 2005 Mobile Home, VIN DI00515 (Title No. 101918774) and the contents therein, if any, abandoned by Happy Homes Trust On May 29, 2025, at 10:40am at Happy Homes Mobile Home Park, 127A Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025
25-01317H

FIRST 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: a 1987 Mobile Home, VIN LFL-SPIAG307012083 (Title No. 44523162) and the contents therein, if any, abandoned by LFLSPIAG307012083 Personal Property Trust Pension Plan On May 29, 2025, at 9:50am at Happy Homes Mobile Home Park, 140 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025
25-01312H

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 My Lux Closet located at 11232 Boyette Rd #1204 in the City of Riverview, Hillsborough County, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of April, 2025. Donna Canlas May 9, 2025
25-01305H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Vivo Healthcare Gandy located at 4610 S Manhattan Ave, in the County of Hillsborough in the City of Tampa, Florida 33611 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 22 day of April, 2025. Gandy Opco LLC May 9, 2025
25-01294H

FIRST 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: a 2005 Mobile Home, VIN BC05AL0135038 (Title No. 101918759) and the contents therein, if any, abandoned by Happy Homes Trust On May 29, 2025, at 10:30am at Happy Homes Mobile Home Park, 116 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025
25-01316H

FIRST 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: a 2005 Mobile Home, VIN BC05AL0134876 (Title No. 101918786) and the contents therein, if any, abandoned by Happy Homes Trust On June 5, 2025, at 9:00am at Happy Homes Mobile Home Park, 120 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025
25-01328H

FIRST 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: a 1987 Mobile Home, VIN LFL-SE1AH147013509 (Title No. 45495274) and the contents therein, if any, abandoned by SPEC 45495274 Personal Property Trust On May 29, 2025, at 10:00am at Happy Homes Mobile Home Park, 104 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025
25-01313H

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 RMW Collectibles located at 11232 Boyette Rd #1223 in the City of Riverview, Hillsborough County, FL 33569 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of April, 2025. Homer Canlas May 9, 2025
25-01306H

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 Marcel Harmony & Wellbeing located at 7613 E 26th Ave, in the County of Hillsborough, in the City of Tampa, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 1st day of May, 2025. Marcel Mendez Farinas May 9, 2025
25-01320H

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

Business Observer

LV2009.06_V7

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424

Time: 09:30 AM

Sale to be held at www.storage treasures.com.

1077 - James, Tasheika; 2008 - soluri, paul; 2019 - Skaats, Jennifer; 2027 - Anthony, Tierra; 3013 - Fiorentine, Anthony; 6008 - Hudson, Kyle; 6026 - Holloway, Marshall; 6041 - Palmer, Daniel; 6059 - Bryant, Maurice; 6087 - Camp, krashell; 6093 - martin, Taylor; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7014 - Palacio, Florencia; 7043 - Nascarella, Lily; 7061 - washington, claudia; 7076 - Mason, Tkera; 7092 - Broomall, Alistair; 8033 - AquaBlue Business Solutions Dobson, Tina; 8077 - Dragas, Danijella

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

Time: 09:45 AM

Sale to be held at www.storage treasures.com.

0508 - Alfonso, Anthony; 0516 - Escobar, Robert; 0714 - pedroni, Paulo; 0820 - Raoul, Jason; 0822 - erisan, Seibert; 0831 - Green, Karisa B; 1215 - Seymore, Mia; 1273 - Reed, Nancy; 1282 - Maxey, Zachary; 1354 - Sheffield, Vanesa; 1360 - Rowan, Dennis; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 - Kerr, Allison; 1506 - Chambers, Jamie; 1540 - Rutemiller, Elizabeth; 1631 - Jackson, Brittany

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 10:00 AM

Sale to be held at www.storage treasures.com.

B001 - Glenn, Catisha; B043 - Cardoso Cruz, Kevin; B045 - Palacio, Jairo; B094 - Garrett, Genell; B100 - Valavender, Kaitlin; B116 - Gray, Kycler; B133 - Santos, Penelope; C019 - Thompson, Kyree; D003 - creative Contractors Hickman, Lee; E049 - Blake, Krystall; E050 - spectacular moments desmae, anthony; E052 - Rivera, Ailin; E065 - Valentin, Edgardo; E068 - Roman, Walter; F017 - Nellon, Laquetta; F025 - smith, Kwaundel; F034 - Parker, Justin; F042 - Orellana-Ponce, Luis; F046 - Fernandez, Melanie; F066 - Godwin, Katrisha; F069 - pelegrin, Yeral; F077 - Bowsen, Isaiiah; F086 - Rosa, Patrick; F093 - Clark, Taneshia; G008 - McCrae, Brian; G020 - Shartz, Ken; G039 - Silva, Rodrigo; G041 - Diaz, Brenda; G047 - Mariani, Toni; G084 - Tirado, Richard; G089 - McCrae, Brian; G100 - Aviles, Bluette; G111 - Naranjo, Jonathan; H032 - valero, luis; H054 - Abo Medical Solutions Barrera, Karina; H057 - Lewis, Jay; H064 - Jimenez, Melissa; H069 - Crittenden, Antuane; H075 - Jimenez, Abraham; J026 - Ricks, Darren; J051 - Mejias, Rob; K029 - Cruz, Eli

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Time: 10:15 AM

Sale to be held at www.storage treasures.com.

1005 - Guerra Hidalgo, Marielys; 1073 - Green, Tawana Boone; 1086 - Maria, Madrigal; 1208 - Bonilla, Yuliana; 1210 - Keller, Todd; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1233 - Vega, Jerry; 1247 - Paulino, Rafael; 1252 - Reinhardt, Mitchell; 1297 - Fergus, Shyanka; 1311 - Adebayo, Rene; 1355 - Gonzalez, Haydee; 1371 - Shugar Rays Inc Meek, Sheila D.; 1401 - Thompson, Porchae; 2001 - Valentin, Juan; 2044 - Paulino, Rafael; 2065 - Pitchford, Ashley; 2095 - Render, Michael 'Miky'; 2106 - DUENAS, DAYANNA BAUTISTA; 2205 - Burgos, Jose; 2209 - Norman, Stephanie; 2258 - Colon, Efrain; 2270 - Hardwick, Jocquelyn; 2302 - Forte, Amy; 2361 - BUFF, STEPHEN; 3021 - Samuel, Rahsaan; 3036 - Franklin, Ferron; 3126 - Rivera, Francheska; 3163 - Davis, De Azia; 3193 - PILSL, FLORIAN; 3245 - burgos, rafeal; 3250 - Brown, Teresa; 3258 - Goldsborlugh, David; 3264 - Burgos, Rafael; 3282 - Carrington, Lisa; 3303 - Smith, Paul; 3374 - Negron, Elan; 3376 - Lopez, Jimmy; 3380 - sanchez, Alan; 3392 - Lersundy, Carlos; 3424 - Cilliot, Linda; 3432 - Riles, Kathleen; 3444 - Moore, Corey; 3450 - Carter, Stevie; B151 - Johnson, Ray; D103 - Felder, Ishakia; E014 - Smith, Betty; E020 - Heckman, MARIA; E022 - Jackson, Sandra; E036 - McGinnis, Terrance; E064 - Watson, Yonika; E068 - Reeves, Carlene; E097 - Wilks, Kenneth; F076 - Green, John; F114 - Smith, Natalie; F115 - Duncan, Monica; F134 - Porter, Ericka; F184 - Clark, Nigel

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:30 AM

Sale to be held at www.storage treasures.com.

A005 - Johnson- Streater, Herbrinia; A018 - Brown, Gwendolyn; A028 - spears, Robyn; A044 - Allen, Aaliyah; B009 - Joseph, Jasmyne; B018 - Monroe, Chrishonna; B026 - Noonkester, Sarah; B036 - ortiz, Randy e; B047 - Huff, Thaddeus; B049 - Lewis, Razihae; B051 - Judge, Adrian; B053 - Kelly, Mary; B077 - Robinson, Marve; B084 - Kittle, Michael; C007 - MCCREA, Geonna; C018 - allen, Brittany; C021 - allen, Roleisha; C027 - FLOYD, UNIQUE; C044 - Pepitone, Paula; C076 - Cone, Nicole; C082 - overstreet, Brittney; C113 - Boothe, Andre; C122 - Mcnealy, Natasha; C127 - Velez, Jose; D006 - Grubbs, Jason; D046 - hassevoort, Kevin; D063 - Yassin, Tamim; D064A - malone, Dorothea; D069 - bush, James; D072 - Buzek, Brandi; D083 - carter, Jesse; D088 - Williams, Natasha; D106 - Griffin, HELEN; D109 - LISTER, JULIANNE J; D124 - Soumare, Ousmane; D130 - garcia, steven; D131 - Shepherd, Marshanee; E017 - lee, dandre; E066 - Jules, Vasthie; E075 - owens, friderick; E086 - quinones, Michael; P005 - hassevoort, Kevin

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

Time: 10:45 AM

Sale to be held at www.storage treasures.com.

1004 - Mcauley, Mystie; 1021 - Weaver, Elise; 1034 - Vieira, David; 1035 - GRAY, DIAMOND; 1044 - Alfonso, Eliane; 1107 - Anderson, Tameka; 1108 - andino, Jennifer; 1138 - Sullivan, Laura; A015 - zimmerman, Rashad; B006 - Jefferson, Oshay; B024 - Beltran, Reinier; B027 - Jackson, Earnest; C016 - Reyes, Maria Luisa; C056 - MARTINEZ, ALEJANDRO; C057 - Jackson, Jahmil; D007 - Gonzalez, Lymari; D008 - Rodriguez, Caridad; D025 - Jackson, Elayza; D048 - VECIANA, Geovani; D050 - Blain, Eddie; D075 - Kaemmer, Joel; F005 - Isla, Maria; F007 - Qontrax inc Pulgar, Victor; F039 - Carr, Lisa

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 11:00 AM

Sale to be held at www.storage treasures.com.

A026 - Qarles, John; A039 - fain, Gregory; A041 - Jackson, Breshaun; B004 - Shear, Julia; B035 - Teague, Torian; B041 - marry, Phernell; B095 - Vereen, Jeremy; B096 - Coffee, Kaleb; C018 - negron, Aileen; D035 - Ingram, TKeyah; D045 - MILLER, CARLOS; E009 - Byerd, Paris; E019 - Reinoso, Skyler; E020 - Haines, Michael; E062 - Pinkney, Ronald; E100 - Washington, Rickey; E101 - Austin, Randall; E104 - Lowe, Brie; E106 - Haynes, Casandra; E117 - Lowe, Brie; E141 - Manser, Marissa; E147 - PAUL, ROSELLA; G067 - BROXTON, HERMAN; G119 - Sanders, Briana

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

Time: 11:15 AM

Sale to be held at www.storage treasures.com.

A011 - Grates, Charles; A015 - Vagianderis, Michael; A023 - Jackson, Sandra; A038 - Francis, Javid; A050 - Payne, Eric; A057 - Nadeem, Sayyed; A067 - tejeda, Edward; B004 - Smith, Demarcus; B017 - McGarey, Shelly; B035 - Vazquez, Pedro; B042 - boyd, Davonte; B043 - Grizzaffe, Thomas; B074 - Wadlington, Eric; B083 - Holland, Aaron; C005 - Fleur, Minette St; D001 - Williams, Vernon; D002 - mduffie, Lamecia; D009 - porter, Terrion; E001 - wilson, Domon; E002 - Dicarlo, John; E008 - Campos, Jesenia; F002 - Florvil, maguie; F006 - Triana, Yanellys; F010 - wanser, Reniyah; F011 - Dixon, Makisha; F025 - haifa, Nijem; G010 - Ibrahim, Abdulhaleem; G014 - Richardson, Takeshia; G029 - Byron, Anya; G034 - wright, lajoi; G076 - Nelson, Mercedes; H023 - Slayback, John; H031 - leocadia, jeanine; H033 - Godoy, Nicole; H036 - Harris, Rubin; H043 - Robinson, Linda; H044 - Zajac, Michael; H046 - Garza, Moises; H062 - young-lindsey, Chevron; I002 - Manius, Elie; I020 - Gay, Sammie; I024 - Gilmore, Stacy; J016 - Harring, Thomas; K011 - Desulme, Antoine; P032 - Perdomo, Dimas

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Time: 11:30 AM

Sale to be held at www.storage treasures.com.

0130 - Spodar, Derek; 0205 - Archie, Katrice; 0235 - denver, Daniella; 0246 - Escoriza, George; 0249 - Wheeler, Latosha; 0310 - Turner Construction Company Dukes, Steven; 0325 - westfall, lee ann; 0333 - USF Sigma Chi Theta Beta sansaverino, lucas; 0336 - walker, Michael christy; 0340 - Norton, Andy; 0406 - Dye, Beverly; 0418 - Fiol, Ashley; 0438 - sanchez, Carlos; 0444 - Guzman, Keith; 0449 - Owens, Verlon; 0458 - Matthews, Rochelle Marie; 0504 - Binion, Jovan; 0535 - nieves, Maria; 0545 - Cooper, Markevis; 1029 - Meyer, Clifton; 1042 - Decker, Sophia; 1049 - Smith, Nantonette; 1058 - allen, richard; 1072 - ellis, deyshea; 1080 - Lampley, Stacey; 1119 - Clark, Quashaawn; 1131 - Hyman, Kelvin; 1185 - Rosado, Jesus; 1186 - Wells, Janeka; 1189 - Pinto, Marisabel; 1200 - Mclean, Shenette; 1205 - Martinez, Kelvin; 1249 - king, jalen; 1254 - Scott, Lucas; 1288 - Hussain, Cynthia; 1304 - meeks, Tyreecya; 1309 - Acevedo, Nestor; 1311 - Ferguson, Torel; 1343 - Baldivia, Tamara; 1382 - Irvin, Stephen; 1383 - Siler, Carmen; 1443 - golden, Dechae; 1446 - Giron, Lorena; 1455 - Lawson, Carole; 1468 - Lopez, Angel; 1470 - Janzen, Amanda; 1478 - Marcus, Mychelle; 1484 - Brown, Angel; 1486 - Dukes, Mary; 1494 - Comer, Jessica; 1497 - Rivera, Luis Anibal; 1499 - Walts, Kasey; 1500 - Kegler, Cheryl; 1515 - Serrano, Solimar; 1523 - Howard, Teranisha; 1542 - Johnson, Shameka; RV013 - stewart, Kenneal; RV017 - durga, aravind; RV019 - Mauro, Jose

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:45 AM

Sale to be held at www.storage treasures.com.

0006B - Carlino, Casandra; 0118 - Sanchez, Javier A; 0127 - Cunningham, Selena; 0149 - Carr, Mark; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0245 - Moskos, Nick; 0318 - Paz, Elvin Melendez; 0340 - Hom, Christina; 0404 - Hilsaca, Marcela; 0427 - Jackson, Kee; 0436 - Miller, Lauri; 0501 - Perkins, Amethyst; 0507 - Matzke, James; 0519 - Davis, Avery; 0540 - Bowers, Michael; 0608 - Sosa, Steven; 0626 - Rodriguez, Alejandro; 0646 - Enriquez, Israel; 0649 - Francia, andrea; 0668 - Serrano, Elizabeth; 0689 - Colon, Ciris; 0704B - Suarez, Raibel; 0816 - Stanley, Henrea; 1041 - cruz, Yaimara; 1074 - Quiles, Antonio; 1110 - navarro, Neycha; 1120E - Thompson, Porsche

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 12:00 PM

Sale to be held at www.storage treasures.com.

A0108 - Arauz, Patricia; A0213 - Harvey, George; A0217 - Hayes, Cynthia; A0226 - Williams, Brittany; A0243 - Clark, Robert; A0251 - Daniels, Shandrieka; A0289 - cotera, Alyssa; A0350 - Webb, Latreshia; A0362 - Baez, Richard; A0419 - Milton, Gayle; A0451 - Rivera, Clarisol; A0531 - Hawkins, Rebecca; A0552 - Concepcion, Melissa; C0603 - Gray, Mckinley; C0609 - Garrison, Tara; C0638 - Escalona Alvarez, Leonor; C0648 - Bailey, John; C0660 - Mannella, Michael; C0665 - Robinson, Talisha; C0668 - Melendez Jr, Michael; C0676 - allen, Kathaddaus; C0682 - Bailey, John; C0726 - Prince, Marquitta; C0761 - Johnson, Patrice Thompson; C0766 - Pittman, Dwayne

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

Time: 12:15 PM

Sale to be held at www.storage treasures.com.

1031 - Flippin, Shane; 1126 - Smith, Britannia; 1149 - colon, Khristian; 1233 - Miranda, Marcus; 1254 - Vega, Elaine; 1259 - caruso, Virginia; 1262 - Munroe, Mary; 1410 - Smith, Bree; 1531 - Gonzalez, Yoan; 1544 - Wildgoose, Angel; 2046 - Mendoza, Iris Marie; 2047 - Harris, Kalena; 2053 - Jenkins, Michaela; 2079 - Ziedenweber, Sara; 2085 - Rammarine, Mariah; 2103 - European Beauty Academy Nogaibayeva, Diana; 2124 - Torres, Yanisledy; 2136 - Stevenson, Samuel; 2150 - Torres, Christian; 2152 - Reed, Jerome; 2177 - Gonzalez, Maricela; 2209 - Bennifield, Shanteeka; 2217 - Benbow, Shakina; 2238 - Griffin, Don; 3021 - Vatali, Diego; 4008 - Garcia, Guillermo; 4101 - LaVoie, Lara; 4103 - hogg, Paul; 5006 - Ramirez, Enrique; 5103 - hogg, Paul; 5106 - Collazo, Alex; 5114 - Miranda, Nelson; 5115 - Morales, Ricky; 5202 - Torres, Yanisledy; 5307 - Americas Elite Painting Corp Figueroa, Isaias; 5409 - Mervil, Vilner; 5500 - European Beauty Academy Nogaibayeva, Diana

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471

Time: 12:30 PM

Sale to be held at www.storage treasures.com.

1046 - Hakala, Sheryl; 1062 - hassan, Mariam; 1069 - Gilley, Mariah; 1083 - Barfield, Joseph; 2011 - Lang, Jeffrey; 3011 - Lamb, Kristopher; 3013 - Whittaker, Shantel; 3043 - clarke, Jessica; 3119 - barnes, william; 3133 - Howell, Jaquada; 3155 - Patel, Brittany; 3156 - Kelker, Christine; 4000 - Gardner, Taraneka; 4001 - Jones, Rashaan; 4006 - McGahan, Ann; 4011 - Hernandez, Michelle; 4037 - Gatlin, Tamara; 4045 - Jackson, Lebre; 4050 - Watkins, Lindsey; 4069 - Coatley, JeKayla; 4080 - Stupay, Douglas; 4096 - Gomez, Yvonne; 4105 - Pass, Larry; 4121 - strain, Tanner; 5004 - Andriessen, Tom; 5016 - Smith, Jamieka; 5025 - Asongna-Morfaw, Tanka; 5026 - Nguyen, Thanhtram; 5049 - Eason, Dominique; 5086 - Morales, Juan; 5107 - Butts, TYRA; 5135 - Weaver, Ernest; 5168 - Newborn, Benjamin; 5212 - Young, Georgio; 5214 - Fathi, Benaissa; 5218 - Richards, Alex; 5226 - Debord, Amber

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 12:45 PM

Sale to be held at www.storage treasures.com.

1011 - Hammonds, Tamesha; 1099 - Pena, Richard; 1114 - Figueroa, Diana; 1150 - Weaver, Roger; 1165 - RILEY, JOHN; 1204 - Britton, Allen; 1212 - cabrera, Vanessa; 2018 - Klapproth, Donald; 2019 - crisostomo, Denny; 2045 - Arango, Alexander; 2145 - caizaguano, ivan; 2151 - Caperton, Matt; 2159 - Weaver, Chris; 2170 - Spears, Toleah; 2189 - Torres, Silvia; 2211 - Oman, Yan; 2241 - jackson, ya'kerea; 2281 - Oman, Yan; 2376 - Greene, Kevonna; C020 - Defalco, Crystal

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

May 9, 16, 2025 25-01289H

FIRST 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:

a 1973 Mobile Home, VIN 2043 (Title No. 42655634) and the contents therein, if any, abandoned by 2043 Personal Property Trust Pension Plan

On May 29, 2025, at 9:40am at Happy Homes Mobile Home Park, 145 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01311H

FIRST 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:

a 1969 Mobile Home, VIN CMP1045 (Title No. 18153062) and the contents therein, if any, abandoned by Palm 18153062 Personal Property Trust

On May 29, 2025, at 9:00am at Happy Homes Mobile Home Park, 126 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01307H

FIRST 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:

a 1982 Mobile Home, VIN FL-FL2BB283203344 (Title No. 41386792) and the contents therein, if any, abandoned by FLFL2BB283203344 Personal Property Trust Pension Plan

On May 29, 2025, at 9:30am at Happy Homes Mobile Home Park, 141 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01310H

FIRST 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:

a 1981 Mobile Home, VIN 10L13667 (Title No. 19438596) and the contents therein, if any, abandoned by Libe 19438596 Personal Property Trust

On May 29, 2025, at 9:10am at Happy Homes Mobile Home Park, 118 Happy Homes Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01308H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that TEMAK HOUSE TAMPA CORP, OWNER, desiring to engage in business under the fictitious name of TEMAK HOUSE SUSHI FUSION located at 9664 W LINEBAUGH AVE, TAMPA, FLORIDA 33626 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.

May 9, 2025 25-01348H

FIRST 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:

a 2005 Mobile Home, VIN RB04AL8179 (Title No. 98930091) and the contents therein, if any, abandoned by Happy Homes Trust

On May 29, 2025, at 10:10am at Happy Homes Mobile Home Park, 113 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01314H

FIRST 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:

a 2005 Mobile Home, VIN 17L09290 (Title No. 99219183) and the contents therein, if any, abandoned by Happy Homes Trust

On May 29, 2025, at 10:20am at Happy Homes Mobile Home Park, 102 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01315H

FIRST 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:

a 1983 Mobile Home, VIN LFLIAC327002145 (Title No. 20053301) and the contents therein, if any, abandoned by LFLIAC327002145 Personal Property Trust Pension Plan

On May 29, 2025, at 9:20am at Happy Homes Mobile Home Park, 122 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01309H

FIRST 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:

a 2005 Mobile Home, VIN GAFLA434A774678A33 (Title No. 102189706) and the contents therein, if any, abandoned by Happy Homes Trust


On June 5, 2025, at 9:30am at Happy Homes Mobile Home Park, 133 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 0009 - Baker, Chenae; 0050 - Gulrajani, Camille; 0078 - Pereira, Destiny; 0101 - Lefayt, Florence; 0142 - ortiz, Aliana; 0206 - Baker, Antonio; 0230 - Gabbart, Shonte; 0256 - Cooley, Kimberly; 0267 - Jr, Benjamin Swaby; 0282 - Austin, Brandon; 0289 - Toure, Dwight; 0298 - Williams, Gabrielle; 0310 - Edwards, Deborah; 0319 - Graham, Michelle; 0331 - Acevedo, Mark; 1027 - Gordon, Rashard; 1029 - Brown, Kelvin; 1051 - Diaz, Jouses; 1067 - Local transport corp McElroy, Vince; 2001 - Jenkins, Ebony; 2016 - Edwards, Brenda; 2027 - Jenkins, Ebony; 2040 - mays, Denesha; 3001 - Brandon, Carl; 3027 - Wright, Megaile; 3032 - Brown, Kelvin; 3043 - Franklin, Bria; 3054 - Landrum, Shena; 3058 - Katuramu, Liberty; 3069 - Landrum, Gina; 3081 - Mcclendon, Derrick; 4016 - Terebey, Christopher Rand; 4044 - Miranda, Marisol; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 10:00 AM Sale to be held at www.storagetreasures.com. 0117 - Jones, Greg; 0121 - Jones, Diane; 0205 - Matthews, Rachael; 0236 - Beckmeyer, Kelly; 0257 - Carter, Timothy; 0293 - White, Scott; 0342343 - Matussek, Benjamin; 0415416 - Beavers, James; 0436 - Moody, Justin; 0507 - Wiitanen, Katherine; 0537 - Smiley, Jerome; 0544 - ROMERO, RICARDO; 055354 - Brasiel, Michael; 0612 - slavik, Alyssa; 0618 - Roberts, Jeremy; 0620 - Jones, Erin; 0702 - Anderson, Christopher; 1044 - Perry, Aspen; 1089 - James, Joseph; 206364 - Yeshion, Sarah; 2079 - Charpentier, Amy PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867 Time: 10:15 AM Sale to be held at www.storagetreasures.com. 01008 - Davis, Alysia; 01012 - carey, suzette; 01019 - Rivera, Dulce M; 01028 - Collier, Jacob; 01040 - morse's landscaping llc Morse, Jessica; 01067 - P, Mary; 01074 - Salgado, Clari; 01093 - Cooper, Stefanie; 01101 - Shorter, Chris; 01106 - Demeneghi, Juan; 02001 - Nichols, Shaquan; 02019 - Daye, Natae; 02114 - Rivera, William; 02162 - j Williams, Jerry; 02163 - ORTIZ VENTURA, ALEXANDER; 02205 - pinero, Prissila; 02219 - Anthony, Tkoia; 03018 - Jr., Chauncey Jones; 03029 - Young, Tawni; 03108 - Dulin, Damien; 03161 - Gonzalez, Hattie; 03165 - besley, Sabrina; 03188 - Soto, Caitlyn; 03208 - Lovell, Ronald h; 03227 - Brown, Chris; 03275 - Ross, Victoria L.; 07003 - Beckles, Olvin; 07011 - Powell, Mark A; 07017 - GRUSOVNIK, JACK; 07030 - Walker, Helen; 07035 - Jackson, Teresa; 08010 - Campbell, Briana; 13111 - Williams, Jessica PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 10:30 AM Sale to be held at www.storagetreasures.com. 0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0202 - Lewis, Bernadette D; 0219 - POWELL, WILLIAM; 0222 - III, Lucius Gibson; 0404 - Carrillo, Evelyn; 0434 - AIC STRATEGIES Rao, Adarien; 0446 - Barrett, Jacqueline; 1032 - Wilson, Denster; 2004 - Mendoza, Jonathan; 2026 - Peeples, Detreanna; 2028 - III, Lucius Gibson; 3056 - Burrows, Alicia; 3081 - Mina, Markeara; 3098 - Storms, Codyjane; 3169 - III, Lucius Gibson; 3207 - James, Casandra; 3213 - harris, Shakia; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 11:15 AM Sale to be held at www.storagetreasures.com. 1016 - Johnson, Dallas; 1047 - clemmons, latanya; 1091 - Singletary, Marteasha; 1103 - Lewis, Carter; 1137 - Roulhac, Claudia; 1163 - Berrios, Hector; 2007 - Woodard, Maya; 2037 - Richardson, Janet; 2040 - Redding, Robert; 2044 - Deris, James; 2045 - Norris, Christina; 2046 - Lewis, Carter; 2051 - Dolan, Kathleen; 2053 - Dolan, Aaron; 2082 - Sullivan, Frederick; 2112 - Doctor, Nymia; 2113 - Hairston, LaToya; 2123 - Tillman, Stephanie; 2135 - Herbst, Donna; 2137 - Orr, Herbert; 2167 - Figueroa, Jeiron; 2191 - Lewis, Carter; 3021 - reynoso, Edith; 3022 - washington, LaQuinda; 3028 - Robinson, Dawn; 3051 - Henry, Aja; 3070 - Walker, Jamee; 3084 - Allen, Quincy; 3086 - Rivers, Donovan; 3093 - White, Dominique; 3123 - Cross, Dave; 3124 - Dallas, Velisha; 3150 - Framed Beauty Studio Dawson, Alex; 3163 - Johnson, Catherine; 3174 - Hester, Angel; 3187 - Davenport, Ciara; 3202 - Perry, Nateshia PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:45 AM Sale to be held at www.storagetreasures.com. A038 - Russ, Brandon; A054 - Abraham, Erin; B032 - Larkin, Robert; B074 - Villalobos, Santana; B076 - Paul, DAndra; B132 - Williams, Edward; C018 - BARBER-BRAY, YOLANDA L; C020 - Bristol, Creighton; C028 - Fedrick, Eugenia; C034 - Cacador, Sabrina D; C047 - Gonzalez - Yague, Milagros; C049 - Rodgers, Nicholas; C058 - George, Ladasia; C070 - Parks, Gabriel; C112 - James, Sylvester; C130 - fevrier, Jefte; D035 - Banks, TySayana; D062 - Sackie, Deenia; D066 - Walton, Yamesha; D085 - Maynard, Curtis; D119 - Zanders, Laura; E039 - Jennings Jr., Joel; E045 - Edwards, Chaz; I012 - Love, Michlene; I015 - Larry, Rashaw; I027 - Paratore, Lisa; I066 - Malpass, Deana Ann; I082 - Oden, Keyanna; I090 - Campos, Angie; J004 - Evolving Solutions Network DBA Ronnie House Founda blackmon, cassandra; J035 - Waters, Dabrimon; J044 - Bray, Deja; J048 - Oliver, Allen; J049 - mcdonald, zoe; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J117 - Lima, Adrian; J149 - Hall, Alcia; K019 - Guzman, Edgargo; K022 - Barlow, Alicia; K025 - Moreno, Naomi; K055 - Powell, Gina; K057 - Muex, Gweno; K085 - Farese, Brittney; L010 - Bradley, Alicia ; L059 - Linville, Tammy Lynn; L064 - Foster, Dorinda; L100 - Oliver, Lameka PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM Sale to be held at www.storagetreasures.com. 0010 - McGarr, Christina ; 0013 - Dantzler, Tonja; 0024 - Thomas, Shaniah; 0032 - Blair, Jakeyra; 0048 - Colon, Jessica; 0051 - Dognia, Sorrad; 0081 - Harmon, Montra; 0092 - Galoway, Joanne; 0108 - Montanez, Mark; 0110 - Grey, Donald; 0125 - Bunting, Ronnie; 0128 - Williams, Erika; 0134 - Pequeno, Anthony; 0215 - Bryant, Roosevelt; 0235 - The Creative Cohort Singleton, Jay; 0270 - Watson, Dionna; 0277 - Joseph, John; 0334 - Brown, Rejea; 0350 - Ohara, Tamesha; 0361 - Parker, Josh; 0401 - Valerio, Maria; 0420 - casteel, Gwendolyn; 0438 - Rentz, Herman; 0445 - Murphy, Carlous; 0452 - Carris, Justin; 0455 - Blakey, Alexis; 0459 - Simon, Michelle; 0473 - Shumanis, Alexander; 0506 - Richardson, Vincent; 0518 - Mann, Kimberly; 0560 - Lidey-Lees, Amanda; 0564 - Wedding, Michael; 0613 - Sanchez, Ana; 0617 - Bari, Michelle Caldas; 0636 - Koon, Sherrie; 0641 - Carrington, Deshun; 0653 - Carey, Stacie; 0666 - Nolton, Topaz; 0673 - bozeman, Jerry; 0718 - Hosey, Dafney; 0730 - farr, Latvia; 0786 - Ellis, Crystal; 0789 - Bankston, Ronald J; 0803 - Parker, Nhijza; 0835 - Lewis, Cynthia; 0857A - Marshall, Erykah; 0857B - Peacock, Kalasian; 0857D - Ajoku, Tamara; 0858A - Garcia, Zona; 0862E - Griffin, Shoshanna; 0863G - Griffin, Shoshanna; 0863J - Moore, Joe; 0863M - Follin, Devon; 0864 - Hebbard, Dylan; 0881 - Creaser, Brandy; 1002 - Hendricksen, Brett PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 12:15 PM Sale to be held at www.storagetreasures.com. 1006 - Hutchinson, Romaine; 1013 - Higby, Ricky; 1014 - chavez, Jonathan; 1018 - Bellamy, Emmanuel; 1049 - Dabbs, Tracy; 1070 - dennis, kathy; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1140 - ruff, Kasandra; 1142 - Bedward, Kimanie; 1149 - Gilmore, Laverne; 1155 - Mitchell, Courtney; 1167 - Harvey, Johnasha; 1175 - Huffman, Jonathan; 1184 - Brown, Demesha; 1196 - Powell, Christopher Dupree; 1216 - Lovinggood, Cecilia; 1247 - Brevton, Vonteka; 1249 - Forge, Charissa; 1251 - Resetar, Andrea; 1266 - Mixon, Ladarriss; 1292 - Bartley, Joshua S; 1293 - plata, Ariana; 1317 - Kappes, Nikita; 1357 - Stewart, Randall ; 1417 - Straw, Catina; 1463 - Thompson, Mary; 1467 - Puryear, Antron; 1486 - Resetar, Andrea; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 2002 - Shelton, Tanya; 235 - Sydnor, Kamau; 249 - Rodriguez, Tabitha; 259 - Quinones, Vigie ; 290 - Aska, Tabia; 409 - Law Office of Gonzalez and Associates Morales, Nomary; 410 - Rodgers, Sade; 471 - seahorn, christopher; 478 - Douglas, Darren; 506 - Baez, Iris; 514 - Wilkerson, Timothy; 544 - Lund, Polly; 560 - Purcell, Bryan; 565 - Check, Daniel; 567 - Clark, Katie; 569 - Forgie, Lawrence; 600 - Lisenby, Glen; 623 - Castillo, Melanie; 628 - Klingner, Cynthia; 630 - Fonseca, Yenifer; 636 - Price, Shaun; 647 - Mercedes, Isaura; 650 - Harless, Todd; 655 - Owens, Dajia; 672 - Hoppe Enterprises LLC Hrypa, Jason; 688 - Sherman, Kyle; 691 - Ernay, Adrian; 735 - Coirs, Ashton; 838 - Hamilton, Glenda; 857 - Puckette, Jessica; 911 - Sullivan, Monique; 940 - Webb, Bejay; 950 - Peterson, Jonathan; 951 - Forgie, Lawrence; 963 - Allen, Elmore; 971 - mccall, Kaisha; 977 - Woods, Jasmine PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 12:45 PM Sale to be held at www.storagetreasures.com. A016 - Chandler, Sharon; A018 - Washington, Darriel; A028 - lott, jasmar; A035 - Jones, Gloria; B015 - QUIDING, MONICA; B029 - Tivador, Tyler; B034 - araujo, Jacqueline; B036 - bernard, elijah; B046 - Diggs, Danyell; B056 - williams, Jack; C005 - thomas, kelly; C014 - Smith, Ruby; C020 - flowers, Adriyana; C029 - Overstre, Chambray; C030 - Spencer, Billy; C039 - Mccullough, Ayanna; C047 - Johnson, Whitley; C051 - Jackson, Cheyrron; C058 - hillman, marino; D006 - Rivera, Jasmine; E005 - neal, charles; E012 - Charles, Justin; E016 - Jordan, Timothy; E019 - Thomas, Janae ; E023 - williams, april; E031 - saad, Mohammad; E033 - Walter, Kaaliyah; E038 - Boswell, Lashiya; E039 - Isom, Tykeiria; E044 - Bush, Regina; E060 - Brown, Jah Nah; E068 - FRUGTE, KRISTINA; E070 - Stanley, Cheryl; E073 - anderson, mooses; E074 - oliver, Ovylyanna; E081 - Ebron, Chanda; E088 - warren, Shannon; E090 - brown, Charonda; E109 - Miller, Charnelle; E117 - Brown, Lashika; E126 - singletary, teresa; E133 - Gay, Dshawna; E150 - Walker, Rhonda; E151 - house, Teawanna; E172 - Thomas, Ezekiel; E178 - bythewood, Shatavia; E181 - adrienne's aprons florest Nelson, Adrienne; E188 - Cuya, Christine; E193 - Dudley, Granger; E206 - mungin, Paul; E207 - Williams-Anderson, Kelly; F017 - Singletary, Marvin; F025 - Townsend, Keithdar; F026 - Clemons, Melody; F027 - Williams, Ryan; F035 - Johnson, Diana; F058 - Louis, Stanley St; G007 - Long, Zarena; G008 - adisme, Nadia; G016 - Robinson, Lola; G023 - smith, Jazmin; G032 - Pomales, Chasity; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G061 - jean, Evens; G074 - Mode, Olguine; H006 - kelley, Jasmine; H009 - Middleton, Darise; H010 - Newell, Zoica; H014 - Fletcher, Nekisha; H021 - Jenkins, Shunnon; H027 - Gonzalez, Yahaira; H036 - Thomas, Angelina Skie; H040 - Mewilliams, Lene; H041 - Williams, Michael; H043 - Britt, Amari; H056 - Bennett, Virginia; H060 - Burnett, Sequita; H065 - Santos, Keomi; J013 - Masa, Andrew; J022 - Bushell, Shenette; J023 - King, Breanna; J024 - Jackson, Roshawnda; J034 - Monlin, Alexis; J044 - Leverett, Latima; J050 - Redmon, Terresa; J055 - Cohen, Toni; J059 - gunn, Devon; J062 - Ray-Mckinney, Jordan

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
May 9, 16, 2025 25-01290H

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on May 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:00 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 1027 - Talavera, Ashley; 1045 - Wells, Kevin; 1054 - Steve, Erica; 1067 - Katje, Kristy; 1099 - Blair, Pennie; 1105 - Talavera, Ashley; 1108 - Paulino, Rafael; 1128 - Wells, Kevin; 1131 - Raaheim, Felix; 2025 - Wasmund, Jill J; 2072 - Fecht, Daniel; 2084 - Tutor, Kayla; 2115 - Nicol, Jennifer; 2136 - Westbrook, Harry; 2167 - Nonnenberg, Janae; 2189 - Rossi, Michael; 3002 - Figueroa, Rosa; 3072 - Guiste, Nardine; 3082 - Millin, Laney; 3108 - Avila, Mailin; 3138 - Brookins, Tynesha; 3196 - Cruzado, John; 4026 - Fitzgerald, Ryan; 5011 - Kelly, Rebecca; 5017 - Suarez, Julio PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM Sale to be held at www.storagetreasures.com. 1003 - bing, Nikiya; 1022 - Harris, Marie; 1054 - Fermin, Alejandro; 1104 - Bishop, Judith; 1123 - Roldan, Laurel; 1146 - delgado, Ana; 1153 - harvey, Gillie; 2014 - Contreras, Joy; 2032 - McQuay, Marla; 3022 - Mreisy, Sharlotte; 3033 - Pericot, Leighann; 3037 - Aponte, Christian C; A092 - Ortiz, Carmela; A104 - Johnson, Angelett; B203 - Olivares, Andrea; B223 - Davis, Ronshai; C315 - young, Calvininnisha; C328 - Williams, Waveney; C331 - Nunez, Elisania; C338 - GLENN, DEBBIE; C349 - Lopez, Ernesto; D405 - Sirmans, Parris; D409 - Colon, Giovanni; D427 - Stumper, Robert; D438 - Patton, Cassandra; D439 - Steele, Lanica; D467 - Araujo, David; E536 - Doxa, Elizabeth; E554 - Loiselle, John; F627 - OConner, Donald; F659 - Ortiz- Castro, Ana Luisa; H804 - sforza, michael PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 11:15 AM Sale to be held at www.storagetreasures.com. 0105 - harris, Davinishia; 0112 - Yaddof, Corey; 1019 - Sabella, Linda; 1041 - Johnson, Rebecca; 1095 - St-Pierre, Lynda; 1113 - williams, Arkadi; 1129 - Dinard, Jaliyah; 1335 - Brewer, David; 219 - Herrera, Crystal; 225 - Rainey, Arthur; 257 - Edwards, Jenneh; 258 - King, Kris; 266 - LUCAS, LAINEY; 701 - Dalton, Colette; 704 - Figueroa, Crystalina; 739 - Dobbins-Agosto, Elizabeth; 746 - Samuel, Deja; 756 - Alcocer, Luis; 863 - Anson, Morgan
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. May 9, 16, 2025 25-01291H
FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following prop-erty will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: a 2005 Mobile Home, VIN RB04AL8037 (Title No. 102189669) and the contents therein, if any, abandoned by Mutual Real Estate Trust On June 5, 2025, at 9:40am at Happy Homes Mobile Home Park, 140 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01332H
FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following prop-erty will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: a 2005 Mobile Home, VIN TN-FL427A611418A33 (Title No. 102189669) and the contents therein, if any, abandoned by Happy Homes Trust On June 5, 2025, at 9:20am at Happy Homes Mobile Home Park, 115 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01330H
FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following prop-erty will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: a 2005 Mobile Home, VIN BLO5GA0212737 (Title No. 102192944) and the contents therein, if any, abandoned by Mutual Real Estate Trust On June 5, 2025, at 10:10am at Happy Homes Mobile Home Park, 124 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01335H
FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following prop-erty will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: a 2005 Mobile Home, VIN TX-FL412A448518A33 (Title No. 102193054) and the contents therein, if any, abandoned by Mutual Real Estate Trust On June 5, 2025, at 10:30am at Happy Homes Mobile Home Park, 125 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 9, 16, 2025 25-01337H
FIRST INSERTION
AMENDED NOTICE OF ACTION Divorce by Publication IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-002719 DIVISION: F JOYCE ALJARRAH, Petitioner/Wife, And ALAA JARRAH, Respondent/Husband. To: ALAA JARRAH Last Known Address: 589 Oluwatoyin Omotosola Omole Phase 2 Ikeja Lagos, Nigeria YOU ARE NOTIFIED that an action for the dissolution of marriage has been filed by your wife, JOYCE ALJARRAH. 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 6/9/2025, and file an original with the Clerk of this Court either be-fore service on Petitioner's attorney or immediately thereafter. Otherwise a de-fault will be entered against you for the relief demanded in the Petition. DATED on 5/2, 2025. VICTOR D. CRIST CLERK OF COURT & COMPTROLLER (SEAL) BY: Martha Concilio 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 May 9, 16, 23, 30, 2025 25-01352H



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.

10027 05

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com



FLORIDA'S NEWSPAPER FOR THE C-SUITE



--- ACTIONS / SALES ---

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 15-CA-008424</p> <p>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.</p> <p>ANGELA GARD, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2022, and entered in 15-CA-008424 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the Plaintiff and ANGELA GARD; COPPER RIDGE HOMEOWNER'S ASSOCIATION 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 27, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 17 AND THE EAST 1/2 OF LOT 16, BLOCK 3, MCFARLANE PARK SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 82 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 3115 W NAS-SAU ST, TAMPA, FL 33607</p> <p>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</p>	<p>45.031.</p> <p>IMPORTANT</p> <p>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</p> <p>Dated this 6 day of May, 2025.</p> <p>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 20-069209 - NaC May 9, 16, 202525-01370H</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-006252</p> <p>DIV J</p> <p>PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.</p> <p>MARK A. KNAPP, et al., Defendants.</p> <p>TO: Mark A. Knapp 2401 Vandervort Road Lutz FL 33549 Unknown Spouse of Mark A. Knapp 2401 Vandervort Road Lutz FL 33549 Unknown Party in Possession 1 2401 Vandervort Road Lutz FL 33549 Unknown Party in Possession 2 2401 Vandervort Road Lutz FL 33549</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>Lot 8 and the North 576 feet of the West 133.5 feet of Lot 9, PARK FOREST SUBDIVISION according to the map or plat thereof as recorded in Plat Book 35, Page 35 of the Public Records of Hillsborough County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S.</p>	<p>Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.</p> <p>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 than seven days. If you are hearing or voice impaired, call 711.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 30th day of April, 2025.</p> <p>Victor Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Mustafa Divan DEPUTY CLERK</p> <p>Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, May 9, 16, 202525-01344H</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No. 24-CA-008921</p> <p>Division: D</p> <p>TEXAS FLIPCO FINANCIAL, LLC, a Texas Limited Liability Company Plaintiff vs.</p> <p>PINK ELEPHANT INVESTMENT PROPERTIES LLC, a Florida Limited Liability Company, et al Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure entered on April 21, 2025, in Case No. 24-CA-008921, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Texas Flipco Financial, LLC is the Plaintiff, and Pink Elephant Investment Properties LLC, a Florida Limited Liability Company, is the Defendant, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 AM on June 3, 2025, the following described property situated in Hillsborough County, Florida:</p> <p>Lots 14, LESS the East 3 feet thereof, Block 4, ALAMEDA, according to the map or plat thereof as recorded in Plat Book 4, Page 75, of the Public Records of Hillsborough County, Florida</p> <p>Street address: 1209 E 18th Avenue, Tampa, Florida 33605</p>	<p>Parcel Number: A-07-29-19-4V5-000004-00014.0</p> <p>Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, other than the property owner as of the date of the Lis Pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>Dated: April 23, 2025</p> <p>HYNDS LAW /s/ Robert J. Hynds Robert J. Hynds, Esq. Florida Bar # 44231 630 S. Orange Ave, Ste 200 Sarasota, Florida 34236 (941) 702-2222 Email: robert@hyndslaw.com Counsel for Plaintiff May 9, 16, 202525-01292H</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>Civil Action #2024-CA-5277</p> <p>Div G</p> <p>KATRINA L. IRWIN, as Successor Trustee of the Ronald L. Irwin Revocable Trust under agreement dated 1 July 1989, plaintiff, vs.</p> <p>HOME FORECLOSURE DEFENSE, LLC, a dissolved Florida limited liability company; the grantees, assignees, lienors, creditors, trustees, and other claimants, who may claim some right, title or interest under or through Home foreclosure Defense, LLC; the UNKNOWN TENANTS of Home Foreclosure Defense, LLC, if any, and their heirs, devisees, grantees, lienors, creditors, trustees, successors, and assigns; REGIONS BANK and its successors and assigns; HILLSBOROUGH COUNTY, FLORIDA, and THE CITY OF TAMPA, FLORIDA, defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment dated the 4th day of May, 2025, and entered in Case No. #2024-CA-5277 Div G of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida., the Clerk of the Court will sell to the highest and best bidder for cash,, the following described property as set forth in said Final Judgment, to-wit:</p> <p>Lot 25, Block 64, and Lot 6, Block 65, both in Clair-Mel City-Section "A" Unit 4, according to the map or plat thereof, as recorded in plat Book 45, Page(s) 15, of the Public Records of Hillsborough County, Florida</p> <p>The judicial sale will be conducted electronically on-line at the following website: http://www.hillsborough.realforeclose.com at 10:00 a.m. on the 11 day of June, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed</p> <p>PERSONS WITH DISABILITIES IN HILLSBOROUGH COUNTY</p> <p>If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the Clerk's ADA Coordinator within seven working days of the date the service is needed. if you are hearing or voice impaired, call 711.</p> <p>DATED, this 6 day of May, 2025.</p> <p>Clerk of Court & Comptroller's Office ADA Coordinator 601 E Kennedy Blvd, Tampa, FL 33602 813.276.8100, ext 7039</p> <p>WOODS & WOODS, P.A. Attorneys for the plaintiff by: /s/ T. Michael Woods T. Michael Woods May 9, 16, 202525-01360H</p>	
FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-001030</p> <p>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE RAAC SERIES 2007-RP4 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP4, Plaintiff, vs.</p> <p>ROSAURA LUGO; UNKNOWN SPOUSE OF ROSAURA LUGO; FELIPE LUGO A/K/A FELIPE N. LUGO; MV REALTY PBC, LLC, Defendant(s).</p> <p>NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 29, 2025, and entered in Case No. 24-CA-001030 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, As Trustee For The Holders Of The RAAC Series 2007-RP4 Trust, Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP4, is Plaintiff and Rosaaura Lugo; Felipe Lugo a/k/a Felipe N. Lugo; MV Realty PBC, LLC, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell</p>	<p>via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 2nd day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 9, BLOCK 2, BRANDON TRADEWINDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 43, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 1712 Village Court, Brandon, Florida 33511</p> <p>and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>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.</p> <p>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.</p> <p>Dated: 5/2/2025</p> <p>McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. FL Bar No. 0120464</p> <p>McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 23-400254 May 9, 16, 202525-01340H</p>

FIRST INSERTION	
<p>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</p> <p>CIVIL DIVISION</p> <p>CASE NO.</p> <p>292024CA006160A001HC</p> <p>DIVISION:</p> <p>RF -Section I</p> <p>J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, vs.</p> <p>CATHERINE L. FOX A/K/A CATHERINE FOX; CKS PRIME INVESTMENTS LLC; 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).</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 12, 2024 and an Order Resetting Sale dated April 16, 2025 and entered in Case No. 292024CA006160A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP. is Plaintiff and CATHERINE L. FOX A/K/A CATHERINE FOX; CKS PRIME INVESTMENTS LLC; 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 22, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>A PART OF LOT 8 AND A PART OF LOT 9, BLOCK 15, GROVE PARK ESTATES, UNIT NO. 7, AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERN MOST CORNER OF THE SAID LOT 8, (WESTERN MOST CORNER OF THE SAID LOT 9) AND RUN NORTH 62° 46' 45" WEST 50.64 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF THE SAID LOT 8; THENCE RUN NORTH 27° 13' 15" EAST 108 FEET TO THE NORTHEASTERLY BOUND-</p>	<p>ARY OF THE SAID LOT 8; THENCE RUN SOUTH 62° 46' 45" EAST 67 FEET ALONG THE NORTHEASTERLY BOUNDARIES OF THE SAID LOTS 8 AND 9 TO A POINT 16.36 FEET SOUTHEASTERLY FROM THE NORTHERN MOST CORNER OF THE SAID LOT 9; THENCE RUN SOUTH 27° 13' 15" WEST 108 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF AND 67 FEET NORTHWESTERLY OF THE SOUTHERN MOST CORNER OF THE SAID LOT 9, THENCE RUN NORTH 62° 46' 45" WEST 16.36 FEET ALONG THE SAID SOUTHWESTERLY BOUNDARY OF LOT 9 TO THE POINT OF BEGINNING AND IN HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>DATED April 29, 2025.</p> <p>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 7178-205115 / SM2 May 9, 16, 202525-01350H</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 24-CA-005368</p> <p>LONGBRIDGE FINANCIAL, LLC Plaintiff, vs.</p> <p>UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY L. PATRICK AKA MARY PATRICK AKA MARY LILES PATRICK, DECEASED, et. al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 24-CA-005368 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, LONGBRIDGE FINANCIAL, LLC, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY L. PATRICK AKA MARY PATRICK AKA MARY LILES PATRICK, DECEASED, et. al., are Defendants, Clerk of Circuit Court, Victor D. Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, on June 11, 2025 at 10:00 AM, the following described property:</p> <p>ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:</p> <p>FROM THE NW CORNER OF LOT 2 OF WAYNE THOMAS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 55, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN EAST 165</p>	<p>FEET AND SOUTH 200 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 96 FEET, THENCE EAST 105 FEET, THENCE NORTH 96 FEET AND THENCE WEST 105 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY OVER THE WEST 20 FEET THEREOF; TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF THE WEST 185 FEET OF THE NORTH 200 FEET OF SAID LOT 2 OF WAYNE THOMAS SUBDIVISION.</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.</p> <p>IMPORTANT</p> <p>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.</p> <p>DATED this 1st day of May, 2025.</p> <p>GREENSPOON MARDER LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmforeclosure@gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 24-001195-01 / 344072017 / Jean Schwartz May 9, 16, 202525-01319H</p>

--- ACTIONS / SALES ---

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-002763
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. RUSSELL S. COPHER A/K/A RUSSELL COPHER, et. al. Defendant(s),
TO: RUSSELL S. COPHER A/K/A RUSSELL COPHER, UNKNOWN SPOUSE OF RUSSELL S. COPHER A/K/A RUSSELL COPHER, 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:
THE EAST 30 FEET OF LOT

17 AND THE WEST 25 FEET OF LOT 18, BLOCK 57, GOLFLAND OF TAMPAS NORTH SIDE COUNTRY CLUB AREA UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 28-38 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 June 11, 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 6th day of May, 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
23-130680
May 9, 16, 2025
25-01359H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-005605
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. RHINA LORA PENA; JOSE EMMANUELL ROMERO MUNIZ; UNKNOWN SPOUSE OF RHINA LORA PENA; UNKNOWN SPOUSE OF JOSE EMMANUELL ROMERO MUNIZ; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; GOODLEAP, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
To the following Defendant(s):
RHINA LORA PENA
(LAST KNOWN ADDRESS)
16733 PARKER RIVER STREET
WIMAUMA, FLORIDA 33598
JOSE EMMANUELL ROMERO MUNIZ
(LAST KNOWN ADDRESS)
16733 PARKER RIVER STREET
WIMAUMA, FLORIDA 33598
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 398, CREEK PRESERVE PHASES 1, 6, 7 AND 8, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 16733 PARKER RIVER STREET, WIMAUMA, FLORIDA 33598
has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 6/2/2025, 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.

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.

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

VICTOR CRIST
As Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk

Submitted by:
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
24-00741 NML
May 9, 16, 2025
25-01297H

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.: 2024-CA-001439
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C, Plaintiff, vs. HAROLD HALL, et al, Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated March 5, 2025, and entered in Case No. 2024-CA-001439 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2007-C, is the Plaintiff and Harold Hall, Dawn M. Hall, Mortgage Electronic Registration Systems, Inc., as nominee for Amerisave Mortgage Corporation, Heritage Isles Golf and Country Club Community 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 June 2, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, BLOCK 22, HERITAGE ISLES PHASE 1C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 86, PAGE 94, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 18126 EMERALD BAY STREET TAMPA FL 33647

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 May, 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/24-002625
May 9, 16, 2025
25-01382H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-005365
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL3 TRUST, Plaintiff, vs. ESTATE OF GENIETHA CHESTNUT, et. al. Defendant(s),
TO: MARIAH CHESTNUT, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 5 OF BLOCK 8 OF JACKSON HEIGHTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 4, PAGE 32, 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 June 11, 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 6th day of May, 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
24-231149
May 9, 16, 2025
25-01379H

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-004207
GITSIT SOLUTIONS, LLC, FKA KONDAUR CAPITAL, LLC, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LUCILLE F. SCHOONMAKER, DECEASED, et al, Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on December 19, 2024 and entered in Case No. 24-CA-004207 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED G. SCHOONMAKER, DECEASED, ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEWISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST LUCILLE F. SCHOONMAKER AND DECEASED, 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 July 9, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:
LOT 13 IN BLOCK "B" OF MILWOOD ESTATES, ACCORD-

ING TO THE MAP OR PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 2917 W CLIFTON ST, TAMPA, FL 33614 (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
May 9, 16, 2025
25-01374H

FIRST INSERTION

property described as follows, to-wit:
LOT 45, BLOCK 1, SOUTH FORK UNIT 6, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGE 222-234, 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 the above-styled Court on or before 6/2/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the

time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

WITNESS my hand and seal of said Court on the 25 day of April, 2025.

VICTOR D. CRIST
CLERK OF COURT OF
HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: JENNIFER TAYLOR
Deputy Clerk
CLERK OF COURT ADDRESS:
800 E. TWIGGS ST., ROOM 101
TAMPA, FL 33602
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
23-08737FL
May 9, 16, 2025
25-01369H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-005152
PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. TRAVIS RAYDEAN WHITE, et al., Defendants.
NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on June 5, 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 127, of BERRY BAY SUBDIVISION VILLAGE I, according to the plat thereof, as recorded in Plat Book 142, Page 146, of the Public Records of Hillsborough County, Florida.
Property Address: 3180 Oyster Cove Street, Wimauma, FL 33598
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 than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 5th day of May, 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
May 9, 16, 2025
25-01341H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-000546
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. RAFAEL LEANDRO DE ALMEIDA SILVA; UNKNOWN SPOUSE OF RAFAEL LEANDRO DE ALMEIDA SILVA; PATRICK RAFAEL ALVARELLO ROLANDO; DISCOVER BANK; THE UNKNOWN SUCCESSOR TRUSTEE OF THE JANIE M. BRYANT TRUST DATED JULY 2000; THE UNKNOWN BENEFICIARIES OF THE JANIE M. BRYANT TRUST DATED JULY 2000; VERNON LONG; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.
To the following Defendant(s):
PATRICK RAFAEL ALVARELLO ROLANDO
RESIDENCE UNKNOWN
UNKNOWN SUCCESSOR TRUSTEE OF THE JANIE M. BRYANT TRUST DATED JULY 2000;
RESIDENCE UNKNOWN
THE UNKNOWN BENEFICIARIES OF THE JANIE M. BRYANT TRUST DATED JULY 2000;
RESIDENCE UNKNOWN
VERNON LONG
RESIDENCE UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 10, BLOCK 2, OF CYPRESS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11,

PAGE 85, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 4320 W Laurel St, Tampa, FL 33607

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 5/28/25, a date which is within thirty (30) days after the first publication of this Notice in the Hillsborough 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. Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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 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 the seal of this Court this 22 day of April, 2025.

VICTOR D. CRIST
As Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
May 9, 16, 2025
25-01364H

--- 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-016674 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. FREDY ROSALES; UNKNOWN SPOUSE OF FREDY ROSALES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH FLORIDA BAPTIST HOSPITAL, INC.; 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. NOTICE IS HEREBY GIVEN pursuant to an Order dated April 30, 2025 entered in Civil Case No. 23-CA-016674 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and FREDY ROSALES; UNKNOWN SPOUSE OF FREDY ROSALES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH FLORIDA BAPTIST HOSPITAL, INC. are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on June 5, 2025 the following described property as set forth in said Final Judgment, to-wit: LOTS 1 AND 2, BLOCK 13, OF WASHINGTON PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS	RECORDED IN PLAT BOOK 4, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 713 North Gordon Street, 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. 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M23528-JMV May 9, 16, 2025	25-01376H

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-001090 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC1, Plaintiff, v. JACQUELINE K. DOWNER A/K/A JACQUELINE VANHORN-DOWNER A/K/A JACQUELINE VANHORN; UNKNOWN SPOUSE OF JACQUELINE K. DOWNER A/K/A JACQUELINE VANHORN-DOWNER A/K/A JACQUELINE VANHORN; MAURICIO DOWNER A/K/A MAURICIO A. DOWNER; UNKNOWN SPOUSE OF MAURICIO DOWNER A/K/A MAURICIO A. DOWNER; ONEMAIN HOME EQUITY, INC. F/K/A AMERICAN GENERAL HOME EQUITY, INC.; LIVE OAK PRESERVE ASSOCIATION, INC.; STERLING OAK AT LIVE OAK PRESERVE ASSOCIATION, INC.; CEDARWOOD AT LIVE OAK PRESERVE ASSOCIATION, INC.; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2 Defendant. To the following Defendant(s): MAURICIO DOWNER A/K/A MAURICIO A. DOWNER; 31128 MASENA DR WESLEY CHAPEL FL 33545 UNKNOWN SPOUSE OF MAURICIO DOWNER A/K/A MAURICIO A.	DOWNER (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 6, BLOCK 97, LIVE OAK PRESERVE PHASE 2A VILLAGES 9, 10, 11 AND 14, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 105, PAGE 46, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 20042 OAKFLOWER AVENUE, TAMPA, FL 33647 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before June 6, 2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. 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 provisions of certain assistance. Please contact the Court Administrator at , , Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 1st day of May, 2025. VICTOR D. CRIST As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 May 9, 16, 2025	25-01351H

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24CA005439 KINGSWAY ESTATES HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JENNIFER SPENCER, et al., Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/2/2025, in Case No.: 24CA005439 of the Circuit Court in and for Hillsborough County, Florida, wherein KINGSWAY ESTATES HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JENNIFER SPENCER, et al., is/are the Defendant(s). Victor D. Crist, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.hillsborough.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 6/11/2025, the following described property set forth in the Final Judgment of Foreclosure: Lot 1, Block 10, Kingsway Phase 1, as per plat thereof, recorded in Plat Book 106, Page 162, of the	Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT MEDIATION & DIVERSION SERVICES, 800 E. TWIGGS ST. ROOM 208, TAMPA, FL, 33602, TELEPHONE 272-5644 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS MEDIATION CONFERENCE NOTICE; IF YOU ARE HEARING IMPAIRED CALL 1-800-955-8771; IF YOU ARE VOICE IMPAIRED, AND CALL 1-800-955-8770. DATED: May 1, 2025 By: /s/Chad Sweeting Chad Sweeting, Esquire Florida Bar No.: 93642 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 May 9, 16, 2025	25-01339H

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

SUBSEQUENT INSERTIONS		
--- ESTATE / PUBLIC SALES ---		
SECOND INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-view, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 5/22/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.		
A225 A288	Gloribel De La Rosa Contessa Cleveland	Boxes, Totes, Bags, Outdoors Appliances, Totes, Clothing, Furniture Boxes, Furniture, Clothing Boxes, Bedding, Furniture, Clothing Boxes, Books, Furniture Furniture, Totes Appliances, Bags, Furniture, Kitchenware Furniture, Tools, Vehicle Motor Boxes, Bedding, Toys Boxes, Clothing, Furniture, Tools, Toys Boxes, Furniture Boxes, Clothing, Tools Totes, Beauty Supplies Bedding, Furniture Household Goods, Furniture, Boxes Boxes, Furniture
A333 B041	Felicia Rogers Tanya Williams	
B122 B123 B135	Weston Hill Edward Morgan Josh Shubrick	
B208 B217 C006	Jordan Foster Kezia Hill Jesabel Cruz Rodriguez	
D105 D109 D142 B193 B029	Ryan Bishop Charles Vincoli Radeja Addison Valarie Chatman Mark McCabe	
A243	Mary Maria Elem	
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390		
May 2, 9, 2025		25-01223H

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-000591 IN RE: ESTATE OF JAJUAN KING, Deceased. The administration of the Estate of JAJUAN KING, deceased, whose date of death was 4/9/2024, Case Number 25-CP-000591, 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is the 2 day of May 2025. Personal Representative: PRISCILLA CANELA, 2838 John Moore Road Brandon, FL 33511 Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ. Florida Bar Number: 124666 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com May 2, 9, 2025	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001197 Division A IN RE: ESTATE OF: EMMA V. WATERS Deceased. The administration of the Estate of EMMA V. WATERS, deceased, whose date of death was January 31, 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 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 May 2, 2025. Personal Representative: Karen Waters f/k/a Karen Lee Landgraff 12011 N. Oregon Ave. Tampa, FL 33612 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 May 2, 9, 2025	25-01236H

Q&A

Who benefits from legal notices?

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

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

IV18237_V13

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

IV20267_V15

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

--- ACTIONS ---

THIRD 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	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
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	25- 01151H

--- PUBLIC SALES ---

SECOND INSERTION	
K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS	

Notice is hereby given that the K-Bar Ranch III Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on June 5, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, onsite and offsite roadways, land acquisition, potable water systems, sanitary sewer systems, reclaimed water systems, duct bank undergrounding differential, drainage works, landscape and irrigation, wetland mitigation, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813) 873-7300, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing 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.

Brian Lamb, District Manager May 2, 9, 16, 23, 2025	25-01215H
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SECOND INSERTION

NOTICE TO BIDDERS THE FRIENDS OF JOSHUA HOUSE FOUNDATION, INC INFRASTRUCTURE UPGRADES 1515 MICHELIN COURT, LUTZ, FL 33549

FRIENDS OF JOSHUA HOUSE FOUNDATION, INC. (FoJH) is undertaking a project and seeking a qualified General Contractor to perform the following scope of work located at 1515 Michelin Court, Lutz, FL 33549. The project involves multiple site utility improvements that will require oversight, scheduling, and coordination of approved subcontractors as outlined below.

- Scope of Work includes but is not limited to the following:**
- Septic System Replacement: Abandon the existing system and install 1050-gallon concrete tank and new drainfield, including a grinder pump and septic sand.
 - Drainfield Installation: Install 650 sq. ft. of drainfield, deliver and place septic sand, and remove old drainfield materials.
 - Hydro Tank Rehabilitation: Sandblast and coat a 5000-gallon hydro tank interior/exterior. Set up a temporary bypass system to ensure the facility is not without water during sandblasting and coating.
 - Electrical-permitting and coordination with an electrical subcontractor with the septic installation and emergency generator.
 - Utility Area Coordination: Maintain access to water valves, septic tanks, propane tanks, generators, and other marked zones.
 - Compliance and Safety: Ensure regulatory compliance, **coordinate inspections**, and manage all job site safety responsibilities.

FoJH intends to seek fixed-price, lump-sum bids for all work. All bid documents can be obtained by emailing Nathanael Moore at n.moore@invisionadvisors.com or by calling (813) 435-0318. The agreement type will be AIA A101-2017 (Standard Form of Agreement Between Owner and Contractor).

A MANDATORY in-person Pre-bid / Bid meeting/Project site Walk-Thru will be held on Friday, May 16, 2025, starting at 10:00 AM EST. If you plan to attend, please provide your email Attn: Nathanael Moore, or email them to n.moore@invisionadvisors.com so he may send you an invitation.

Attendees shall sign into the meeting with their full name and company name when logging in or arriving on site. Only companies joining the meeting shall be eligible to turn in a bid. Failure to arrive at the meeting within the first half hour of the meeting may disqualify the potential bidder from participating in the bidding process. The meeting will include a project overview, presentation of federal funding requirements, and an in-person tour of the project locations on the campus.

SECOND INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/22/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below	
Unit 1043	Keith Bolden Boxes, bags, totes, electronics, furniture, sports
Unit 3185	Kiley Williams Boxes, bags, totes, furniture
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.	
May 2, 9, 2025	25-01220H

SECOND INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 05/22/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.	

B-471 **Anderson, Wendi** **furniture electronics clothing**
B-518 **Davis, Elijah** **furniture bedding boxes**
2-18 **Richardson, Rosa** **clothing electronics boxes**
C-632 **Rodriguez, Brittany** **clothing outdoors boxes**
1-4 **Townsend, Michael** **tools furniture appliances**
B-4551 **Childs, Perry** **bike grill**
C-559 **English, Lindsey** **furniture**
D-724 **White, Misti** **furniture artwork toys**
D-778 **Wilhelm, Carol** **furniture**
X81 **Bell, Kelley** **2 Vehicles**

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.

May 2, 9, 2025	25-01221H
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SECOND INSERTION	
SECOND AMENDED NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No: 24-DR-007346 Division: D	
IN THE MATTER OF THE ADOPTION OF: B.A.T.R. DOB: 10/25/2016, Adoptee Minor Child. TO: Marcos Jose Gamarra Last Known Address: Res. Monte Alegre, Apart 2E, Naganuagua, Carabobo, Venezuela	

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for Petitioner, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, the Petitioner, Pedro Luis Torres, on or before 5/29/2025, and file the original with the Clerk of this Court at: Clerk of the Circuit Court Hillsborough County Florida, 800 E. Twiggs St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.
The minor child(ren) are identified as follows: B.A.G.R. DOB 10/25/2016, Place of Birth: Valencia, Venezuela
Physical Description of Respondent:
Age: 44 Eye Color: Black
Race: Hispanic Approximate Height: 5'6
Hair Color: Black and Approximate Weight: 198lbs
White (Gray)

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 4/23/2025

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

May 2, 9, 16, 23, 2025	25-01230H
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All questions regarding the project must be submitted in writing Attn: Nathanael Moore, or emailed to n.moore@invisionadvisors.com. The question period will be closed on Monday, May 19, 2025, at 12:00 PM EST. Responses to the questions will be issued as addenda to the construction documents and sent via email to all registered bidders by Wednesday, May 21, 2025, by 12:00 PM EST.

The bid deadline is Friday, May 23, 2025, at 5:00 p.m. EST. Submit sealed bids to 1501 W. Cleveland Street, Suite 230, Tampa, FL 33618, Attn: Nathanael Moore, or email them to n.moore@invisionadvisors.com. The subject line or envelope must read "FoJH-Bid for Utility Improvements."

The successful bidder shall be notified individually.

All RFI questions must be submitted in writing to n.moore@invisionadvisors.com by May 30th, 2025, at 5 PM.

NOTICE TO BIDDERS / PROSPECTIVE CONTRACTOR(S)

This project, will be federally funded, in part through the Hillsborough County, Affordable Housing Services, with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) and as such, bidder must comply with Presidential Executive Order 11246, as amended by Executive Order 11375; Title VII of the Civil Rights Act of 1964 as amended; the Davis-Bacon Act of 1968, as amended; the Copeland Anti-Kickback Act; the Contract Work Hours and Safety Standards Act and all other applicable federal, state and local laws, regulations, and ordinances. All bidders must adhere to 2 CFR 200.317 - 2 CFR 200.326.

Note that the successful bidder is required to pay workers on this project at least the minimum wages as determined in the Wage Determination Decision included in the Bidder's package; and that the contractor must ensure that employees are not discriminated because of race, color, religion, sex, or national origin.

This project is also a Section 3 covered activity. Section 3 requires that job training, employment and contracting opportunities be directed to very-low and low-income persons or business owners who live in the project's area.

The Awarding Authority reserves the right to reject any or all general bids, if it is determined to be in the public interest to do so, and to reject any bid if it determines that such bid does not represent the bid of a person competent to perform the work as specified or that less than three such bids were received and that the prices are not reasonable for acceptance.

May 2, 9, 2025	25-01244H
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--- ESTATE ---

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-001118 IN RE: ESTATE OF KRYSTAL PEARL CLEMMER, Deceased.	

The administration of the Estate of KRYSTAL PEARL CLEMMER, deceased, whose date of death was 12/1/2024, Case Number 25-CP-001118, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33525.

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 2 day of May 2025.
Personal Representative:
Jeremy Clemmer,
3741 Ambermist Drive
Tampa, FL 33619

Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
elizabeth@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 2, 9, 2025 25-01247H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001331 IN RE: ESTATE OF FREDERICK LOUIS BALOGH Deceased.

The administration of the estate of FREDERICK LOUIS BALOGH, deceased, whose date of death was November 4, 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,

--- PUBLIC SALES ---

SECOND INSERTION	
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauctions.com on 05/22/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.	

Unit 100 Karen Hemby - Bags, clothing.
Unit 841 Keith Ludwig - Bikes, tools, boxes.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.

May 2, 9, 2025	25-01222H
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SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-001023 IN RE: ESTATE OF ARTHUR DUANE BOSSHART, Decedent,	

The administration of the estate of ARTHUR DUANE BOSSHART, deceased, whose date of death was August 20, 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 and whose mailing address 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 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 TIME 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 May 2, 2025.

Personal Representative(s):
SHELLIE DELPHIA
BAITES BOSSHART
315 William John Lane
Bonaire, Georgia 31005

Attorney for Personal Representative: /s/ Ameriah S. Bonds
Montanez Law Firm
Felix G. Montañez, Esq.
Fla. Bar # 99892
Ameriah S. Bonds, Esq.
Fla. Bar # 1054174
Eric J. Hall, Esq.
Fla. Bar # 1054199
2114 W. Columbus Dr.
Tampa, FL 33607
service@montanezlawfirm.com
813-816-2827
May 2, 9, 2025 25-01226H

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 May 2, 2025.

Personal Representative:
/s/ David Alan Balogh
ID bJqKAT5sRyxuZSBtMBwX8Lke
DAVID ALAN BALOGH
704 Erik Lake Road
Brandon, Florida 33510

Attorney for Personal Representative: /s/ Lori Vella
ID sgWoGZvsTevHGvRzuotL7gMn
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
May 2, 9, 2025 25-01246H

--- ESTATE ---

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-000904
IN RE: ESTATE OF
BETTY LOU FERRO,
Deceased.

The administration of the estate of BETTY LOU FERRO, Deceased, whose date of death was December 18, 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 732.221.

The date of first publication of this notice is May 2, 2025.

MARC FERRO,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 1613TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
May 2, 9, 202525-01234H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001291
Division B
IN RE: ESTATE OF
DEBORAH JO GISPERT
Deceased.

The administration of the estate of Deborah Jo Gispert, deceased, whose date of death was February 18, 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 has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 May 2, 2025.

Personal Representative:
Larry J. Gispert
4607 S. Cortez Avenue
Tampa, FL 33611
Attorney for Personal Representative:
Mark A Rothman, Esquire
E-mail Addresses:
info@ourprobatesource.co,
info@orcaei.com
Florida Bar No. 968609
3632 Land O'Lakes Blvd., #106-21
Land O Lakes, FL 34639
Telephone: (855) 727-7279
May 2, 9, 202525-01235H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001095
IN RE: ESTATE OF
DANA MARIA RIVERA,
Deceased.

The administration of the estate of DANA MARIA RIVERA, deceased, whose date of death was February 28, 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: May 2, 2025.

ALBERT ARSENAULT
Personal Representative
8308 Coors Place
Tampa, FL 33615
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
May 2, 9, 202525-01245H

SECOND 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-001447
IN RE: ESTATE OF
JOHN MILTON FLAMMER JR
Deceased.

The administration of the estate of John Milton Flammer Jr, deceased, whose date of death was January 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. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is May 2, 2025.

Personal Representative:
Joseph Flammer
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@flelp.com
May 2, 9, 202525-01253H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001062
Division A
IN RE: ESTATE OF
ROBERT M. HODGE, JR.,
aka ROBERT M. HODGE
Deceased.

The administration of the estate of ROBERT M. HODGE, JR., also known as ROBERT M. HODGE, deceased, whose date of death was November 10, 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. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: May 2, 2025.

DENA H. WHITE
Personal Representative
1421 Abbey Circle
Vinton, VA 24179
JAMES S. EGGERT
Attorney for Personal Representative
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
Email: jim@eggfitz.com
Secondary Email: leslie@eggfitz.com
May 2, 9, 202525-01288H

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: 24-CP-000404
DIV: B
IN RE: ESTATE OF
YOLANDA GISELLE MELENDEZ,
Deceased.

The administration of the estate of YOLANDA GISELLE MELENDEZ, deceased, File Number 292024CP002404, 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 2 day of May, 2025.

ANTHONY ALLEN
Personal Representative
Gerald L. Hemmess, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 352-2708
gerald@hemmess.com
May 2, 9, 202525-01248H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001196
Division A
IN RE: ESTATE OF
ERLINDA O. RAMOS
A/K/A ERLINDA RAMOS
A/K/A ERLINDA OCAMPO RAMOS
Deceased.

The administration of the estate of Erlinda O. Ramos a/k/a Erlinda Ramos a/k/a Erlinda Ocampo Ramos, deceased, whose date of death was July 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Lake County Courthouse, Probate Division, 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is May 2, 2025.

Personal Representative:
MIA MARIANO a/k/a
MILAGRINA MARIANO
104 Pinebrook Drive
Hyde Park, NY 12538
Attorney for Personal Representative:
LORI VELLA
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 North Dale Mabry Highway
Suite 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: AttorneyLori@lorivella.com
May 2, 9, 202525-01249H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000052
Division Probate
IN RE: ESTATE OF
AMPARO GONZALEZ
DE NOWLAIN
Deceased.

The administration of the estate of Amparo Gonzalez de Nowlain, deceased, whose date of death was January 11, 2020, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 604, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 May 2, 2025.

Personal Representative:
Estanislado Medrano
6715 Willow Spring Court
Tampa, Florida 33615
Attorney for Personal Representative:
Matthew Goodwin
Florida Bar Number: 112513
Alexandra Kane
Florida Bar Number: 1039243
Attorney
GOODWIN LAW PA
9955 Tamiami Trail North, Suite 4
NAPLES, FL 34108
Telephone: (239) 207-3403
E-Mail: matt@flestatelaw.com
Secondary E-Mail:
alexandra@flestatelaw.com
May 2, 9, 202525-01280H

SECOND INSERTION

NOTICE OF ASSIGNMENT FOR
THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION
Case No. 25-CA-003899

In re:
SPAULDING DECON, LLC,
Assignor,
to
LARRY S. HYMAN,
Assignee.

TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about April 29, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by SPAULDING DECON, LLC, Assignor, with its principal place of business at 1032 E Brandon Blvd, #8338, Brandon, FL 33511, 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 August 27, 2025.

May 2, 9, 16, 23, 202525-01286H

The administration of the estate of BRUCE ARTHUR MULDER, deceased, whose date of death was March 29, 2025, and whose social security number is xxx-xx-6830, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below.

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

All 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 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 FOREVER BARRED.

The date of first publication of this notice is May 2, 2025.

Personal Representative:
ROGER M. ELLISON
13739 Ogakor Drive
Riverview, Florida 33579
Attorney for Personal Representative:
By: /s/Thomas J. Gallo
Thomas J. Gallo
THOMAS J. GALLO ATTORNEY, P.A.
Florida Bar No. 0723983
2240 Lithia Center Ln.
Valrico, Florida 33596
Telephone: (813) 815-4529
May 2, 9, 202525-01254H

Q&A

Who benefits from legal notices?

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

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

01/02/25

PUBLISH YOUR
LEGAL NOTICE

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Business
Observer

01/02/25

ESTATE

SECOND INSERTION	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-001232 IN RE: ESTATE OF CURTIS DUANE BEESON, Deceased. The administration of the estate of CURTIS DUANE BEESON, Deceased, whose date of death was October 7, 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 May 2, 2025. AUDREY BEESON MICHAEL, 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: jennifer@srblawyers.com May 2, 9, 202525-01275H	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000416 Division A IN RE: ESTATE OF JOHN CHARLES BIERLEY, a/k/a JOHN BIERLEY, a/k/a J. CHARLES BIERLEY, II, a/k/a CHARLES BIERLEY, Deceased. The administration of the estate of JOHN CHARLES BIERLEY, a/k/a JOHN BIERLEY, a/k/a J. CHARLES BIERLEY, II, a/k/a CHARLES BIERLEY, deceased, whose date of death was September 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 May 2, 2025. Personal Representative: Wilson DeHart Ayala, III 1646 W Snow Avenue, Suite 87 Tampa, FL 33606 Attorney for Personal Representative: MATTHEW P. SCHNITZLEIN Florida Bar Number: 126463 JAMES W. GOODWIN, III Florida Bar Number: 105946 Attorneys for Petitioner MACFARLANE FERGUSON & McMULLEN 201 N. Franklin Street, Suite 2000 Tampa, FL 33602 Telephone: (813) 273-4360 Fax: (813) 273-4500 E-Mail: Mps2@macfar.com Jwg3@macfar.com Secondary E-Mail: Lmm@macfar.com May 2, 9, 202525-01279H

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001411 Division: A IN RE: ESTATE OF: ROBERTO NEGRON Deceased. The administration of the Estate of ROBERTO NEGRON, deceased, whose date of death was January 26, 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 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 May 2, 2025. Personal Representative: Alana Vazquez 205 River Valley Trail Kathleen, GA 31047 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 May 2, 9, 202525-01282H

ACTIONS / SALES

SECOND INSERTION	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.: 16-CA-010362 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1, Plaintiff, VS. JULIO C. OBEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR and commonly known as: 1910 E PALM AVENUE, TAMPA, FL 33605; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on June 23, 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 28, 2025 By: Laura E. Noyes Laura E. Noyes Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2425150/wll May 2, 9, 202525-01251H	NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 24-CA-000865 Division O RESIDENTIAL FORECLOSURE US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. DAVID P. OWENS, UNKNOWN SPOUSE OF DAVID P. OWENS, WELLS FARGO BANK, N.A., THE QUARTER AT YBOR CONDOMINIUM ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 25, 2025, 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: CONDOMINIUM UNIT NO. 12-202 OF THE QUARTER AT YBOR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 15311, AT PAGE 1006, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (THE "UNIT")

SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 22-CA-008096 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDOLPH KERNON A/K/A RANDOLPH L. KERNON A/K/A RANDOLPH L. KERNON II; KIMBERLY MARIE KERNON A/K/A KIMBERLEIGH KERNON JONES; RANDOLPH LEE KERNON III; FLOYD JOSEPH KERNON; BREA MAUREEN KERNON; BARRETT MICHAEL KERNON; RYAN AUSTIN KERNON, MINOR, BY THEIR NEXT FRIEND, JENNIFER KERNON, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the May 14, 2025 Foreclosure Sale Date entered in Civil Case No. 22-CA-008096 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3 is Plaintiff and ESTATE OF RANDOLPH KERNON, et al, are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County's On-Line Public Auction website: https://hillsborough.realforeclose.com, at 10:00 AM on July	23, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit: LOT 11 & 12, BLOCK B, ROBSON AND LOWMAN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 18 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-095468-F00 May 2, 9, 202525-01231H

SAVE TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20006_V12

ACTIONS / SALES ---

SECOND INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292025CA001492A001HC RF -Section I CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2022-3, Plaintiff, vs. ALPHA PROPERTIES 2 LLC A/K/A ALPHA PROPERTIES 21, LLC; VASILY VOROBEV; BALLENTRAE OF HILLSBOROUGH 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). TO: VASILY VOROBEV Last Known Address 11723 WINTERSET COVE DRIVE RIVERVIEW, FL 33579 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 28, IN BLOCK 8, OF BALLENTRAE SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 294, OF THE PUBLIC RECORDS OF HILLSBOR-	OUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before June 2, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED on April 25, 2025. VICTOR D. CRIST As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1460-203633 / VP2 May 2, 9, 2025	25-01277H

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.: 24-CA-002009 NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. CURTIS HERNANDEZ; TIFFANY N. LODESPOTO; JUSTIN LODESPOTO; ROBERT ARCHANGEL; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. TO: ROBERT ARCHANGEL; 79 GRANDVIEW AVE STATEN ISLAND, NY 10303 JUSTIN LODESPOTO; 4727 ELDO-RADO DR TAMPA, FL 33615 YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida: LOT 19, CARMAN'S CASA DEL RIO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Also known as 11203 BLENDALE DRIVE, RIVERVIEW, FL 33569 (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 May 30, 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. DATED on April 24, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Mustafa Divan DEPUTY CLERK SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff May 2, 9, 2025	25-01250H

Q&A

Who benefits from legal notices?

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

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

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SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-005788 CORPORACION HOSPITALARIA DEL ZULIA, LLC., a Florida limited liability company Plaintiff, vs. VENTURA GENERAL SERVICES LLC, a Florida limited liability company; et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 25, 2025, entered in Civil Case No. 24-CA-005788 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein CORPORACION HOSPITALARIA DEL ZULIA, LLC, is Plaintiff and VENTURA GENERAL SERVICES	LLC; et al., are Defendant(s). The Clerk, Victor D. Crist, will sell to the highest bidder for cash, online at www.hillsborough.realforeclose.com at public sale on May 27, 2025, at 10:00 A.M. on the following described property as set forth in said Final Judgment, to wit: THE WEST 50 FEET OF LOT 25, MJ CRANDALLS ADDITION TO WILMA, TO ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 5 FEET FOR SAID ROAD RIGHT OF WAY FOR SLIGHT AVENUE BY THE CITY OF TAMPA AS RECORDED IN OFFICIAL RECORDS BOOK 7340, PAGE	

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-002118 Division: F FMJM RWL VI TRUST 2021-1, a Delaware Statutory Trust, Plaintiff, vs. INVESTMENT PROPERTY SERVICES OF TAMPA BAY, LLC, BARRY WYCHE, TIMOTHY HENLEY, HUNTER'S GREEN COMMUNITY ASSOCIATION, INC. and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants, TO: TIMOTHY HENLEY LAST KNOWN ADDRESS: 222 Rosana Drive, Brandon, Florida 33511-6314 CURRENT ADDRESS: 222 Rosana Drive, Brandon, Florida 33511-6314 YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real Property: Lot 9, Block 1, HUNTER'S GREEN PARCEL 19 PHASE 1, according to the map or plat thereof, as recorded in Plat Book 74, Page(s) 45-1 through 45-4, inclusive, of the Public Records of Hillsborough County, Florida. Commonly known as: 18110 Courtney Breez Drive, Tampa, FL 33647 has been filed against you and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's counsel Ellison Lazenby, ATTN: Jason M. Ellison, Esq., 150 2nd Avenue N., Suite 1770, St. Petersburg, Florida 33701, by 6/3/2025 (30 days from date of first publication of this Notice) and file the original with the Clerk of this Court before service on Plaintiff's coun-	sel, or immediately thereafter. If you fail to do so, a default 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. Dated: 4/28/2025 VICTOR D. CRIST CLERK OF THE COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk Jason M. Ellison, Esq. Ellison Lazenby 150 2nd Avenue North, Suite 1770 St. Petersburg, Florida 33701 (727) 362-6151 Respectfully Submitted ELLISON LAZENBY /s/ Jason M. Ellison Jason M. Ellison FBN: 0040963 jellison@elattorneys.com 150 Second Avenue North Suite 1770 St. Petersburg, FL 33701 admin2@elattorneys.com T: (727) 362-6151 Attorneys for Plaintiff Clerk of Court Address: 800 E. Twiggs St., Room 101 Tampa, FL 33602 May 2, 9, 2025	25-01287H

SECOND INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-004641 DIVISION: O DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LEONARD CLINE, et al., Defendants. NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 3, 2025, and entered in Case No. 24-CA-004641 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LEONARD CLINE, DECEASED; SUN CITY CENTER COMMUNITY ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FLORIDA are defendants, Victor Crist, Clerk of the Court, will sell to the highest and best bidder for cash in/on https://www.hillsborough.realforeclose.com/index.cfm in accordance with chapter 45 Florida Statutes, Hillsborough County, Florida on May 27, 2025, at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure: LOT 2, BLOCK B-F, A REPLAT OF A PORTION OF BLOCK B-F	DEL WEBB'S SUN CITY UNIT NO. 9, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 51, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 161222-0000U-12-32-19-LXN-BF0000-00002.0 PROPERTY ADDRESS: 1224 VALLEY FORGE BLVD, SUN CITY CENTER, FL 33573 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. **See 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. /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Bryce M. Williams, Esq. Florida Bar No. 1052647 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com Email 2: bryce@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff May 2, 9, 2025	25-01256H

SECOND INSERTION		
1278, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1703 Sleigh Avenue, Tampa, Florida 33604 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. DATED this 29th day of April, 2025. LAW OFFICES OF MANGANELLI, LEIDER & SAVIO P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 200W Boca Raton, FL 33431 Telephone: (561) 826-1740 Facsimile: (561) 826-1741 Email: service@mls-pa.com BY: /s/ Melisa Manganelli MELISA MANGANELLI, ESQ. FLORIDA BAR NO. 579688 May 2, 9, 2025	25-01274H	

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-004464 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. LUZ MIRANDA A/K/A LUZ M. MIRANDA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2025, and entered in 24-CA-004464 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 LUZ MIRANDA A/K/A LUZ M. MIRANDA; GEORGINA MIRANDA; PEDRO MIRANDA 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 21, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 44, BOUGENVISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 307 E ALTHEA AVE, TAMPA, FL 33612 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 29 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 24-177151 - ErS May 2, 9, 2025	25-01278H

SECOND 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.: 22-CA-007688 WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5, Plaintiff, vs. UNKNOWN HEIRS, DEWISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DOROTHY MAE GRAYER A/K/A DOROTHY GRAYER, DECEASED; LATISHA NELSON; FABIAN S. NELSON; LABRON J. NELSON; RICKAYLA L. TWONS; DALLAS J. WILSON; INGRID VERONICA WILLIAMS; SPENSER BRANDON WILLIAMS; KATIE HART; OTIS RAMSEY; TOMMIE RAMSEY; BARBARA RAMSEY MIMS; BRENDA RAMSEY, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated April 23, 2025, and entered in Case No. 22-CA-007688 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5, is Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Dorothy Mae Grayer a/k/a Dorothy Grayer, deceased; Latisha Nelson; Fabian S. Nelson; Labron J. Nelson; Rickayla L. Twons; Dallas J. Wilson; Ingrid Veronica Williams; Spenser Brandon Williams; Katie Hart; Otis Ramsey; Tommie Ramsey; Bar-	bara Ramsey Mims; Brenda Ramsey, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 26th day of June, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 23 AND 24, BLOCK 14, GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 5211 E 30th Avenue, Tampa, Florida 33619 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. 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 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: 4/28/25 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwcw-law.com File No: 22-400432 May 2, 9, 2025	25-01257H

ACTIONS / SALES

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>Case No.: 25-CA-002096 VALLEY STRONG CREDIT UNION, Plaintiff, v. ARMANDO MARTINEZ; CARMELA L. MARTINEZ A/K/A CARMELA LUYA MARTINEZ; UNKNOWN SPOUSE OF ARMANDO MARTINEZ; UNKNOWN SPOUSE OF CARMELA L. MARTINEZ A/K/A CARMELA LUYA MARTINEZ; FORD MOTOR CREDIT COMPANY LLC F/K/A FORD MOTOR CREDIT COMPANY; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s), To the following Defendant(s): ARMANDO MARTINEZ 2625 Marconi Street Tampa, FL 33605 CARMELA L. MARTINEZ A/K/A CARMELA LUYA MARTINEZ 2401 Thrace Street Tampa, FL 33605 UNKNOWN SPOUSE OF ARMANDO MARTINEZ (RESIDENCE UNKNOWN) UNKNOWN SPOUSE OF CARMELA L. MARTINEZ A/K/A CARMELA LUYA MARTINEZ (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1, BLOCK 15 OF MAP OF EAST TAMPA, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 103 OF THE PUBLIC</p>	<p>RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 2625 Marconi St, Tampa, FL 33605</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 5/16/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa,</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court this 10th day of April, 2025.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By JENNIFER TAYLOR As Deputy Clerk</p> <p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 May 2, 9, 2025 25-01241H</p>

SECOND INSERTION	
<p>NOTICE OF ACTION (Amended) IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 2024 CC 052509 ACCUTECH RESTORATION & REMODELING, INC., a Florida corporation, Plaintiff, vs. ALPHA THIAM and ASTOU SY, Defendants. TO: ALPHA THIAM 1607 Delano Trent Street Ruskin, Florida 33570 (last known address)</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a Claim of Lien on the following property in Hillsborough County, Florida:</p> <p>Lot 15, Block 5 of Wellington North at Bay Park, according to the Plat thereof as recorded in Plat Book 105, Page 213, of the Public Records of Hillsborough County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Christopher C. Morrison, Esq., Christopher C. Morrison, P.A., Plaintiff's attorney, whose address is 1432 First Street, Sarasota, Florida 34236, on or before 6/3/2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be</p>	<p>entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once a week for two consecutive weeks in the BUSINESS OBSERVER.</p> <p>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.</p> <p>DATED this 28 day of April, 2025.</p> <p>VICTOR D. CRIST CLERK OF COUNTY COURT (SEAL) By: JENNIFER TAYLOR As Deputy Clerk</p> <p>Christopher C. Morrison, Esquire Christopher C. Morrison, P.A. 1432 First Street Sarasota, Florida 34236 (941) 954-7750 Florida Bar No. 0780308 cmorrison@morrisonsrqlaw.com May 2, 9, 2025 25-01276H</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-006767 DIV J PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. YINDRA TIRIL DONATIE, et al., Defendants. TO:Yindra Tiril Donatien 1017 Ridgefield Drive Valrico, FL 33594 Yindra Tiril Donatien 128 Petteway Dr. Lakeland, FL 33805 Yindra Tiril Donatien 1804 E 17th Ave., Apt. 1 Tampa, FL 33605</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>LEGAL DESCRIPTION NEEDS MANUAL REVISION - SEE ATTORNEY Lot 11, Block 7, LAKEMONT UNIT NO. 5, according to the map or plat thereof, as recorded in Plat Book 51, Page 5, of the Public Records of Hillsborough County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789,</p>	<p>FL 32789, on or before 6/2/25 or before the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St Room 101, Tampa, FL 33602.</p> <p>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 than seven days. If you are hearing or voice impaired, call 711.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 25 day of April, 2025.</p> <p>Victor Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Jennifer Taylor DEPUTY CLERK</p> <p>Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, May 2, 9, 2025 25-01252H</p>

<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-012472 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST BETTYE J. COLEMAN A/K/A BETTYE A. COLEMAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR CLAIMANTS, et al., Defendants. TO: UNKNOWN SPOUSE OF RONALD EUGENE BREWER A/K/A RONALD BREWER N/K/A TERRI BREWER Last Known Address: 2206 E Chelsea</p>	<p>Street, Tampa, FL 33610 UNKNOWN SPOUSE OF TERESA JOYCE DURANT A/K/A TERESA DURANT N/K/A EDDIE DURANT Last Known Address: 12702 Beddington Ct, Tampa, FL 33612 UNKNOWN SPOUSE OF STEPHANIE WILLIAMS N/K/A JUSTIN MILLER Last Known Address: c/o Tampa Bay Christian Academy, 2121 E 131st St., Tampa, FL 33612 ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DEVONA L. BURTON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR CLAIMANTS Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Hillsborough County, Florida: LOT 7, SHAVER-WEISSER HOMES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE</p>
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SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-008783 PNC BANK, NATIONAL ASSOCIATION, Plaintiff, VS. GLENN ANDREW PAPP A/K/A GLENN A. PAPP; LINDA A. PAPP; UNKNOWN SPOUSE OF GLENN ANDREW PAPP A/K/A GLENN A. PAPP; CITY OF TAMPA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, 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 8, 2025 in Civil Case No. 24-CA-008783, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff, and GLENN ANDREW PAPP A/K/A GLENN A. PAPP; LINDA A. PAPP; UNKNOWN SPOUSE OF GLENN ANDREW PAPP A/K/A GLENN A. PAPP; CITY OF TAMPA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com</p>	<p>on June 11, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 9. OF GOODWATER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PUT BOOK 12,PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA</p> <p>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.</p> <p>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.</p> <p>Dated this 25th day of April, 2025.</p> <p>ALDRIDGE PYTE, 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@aldridgepите.com Reason: I am the author of this document Location: Date: 2025.04.25 13:29:05-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com 1457-1002B May 2, 9, 2025 25-01273H</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-002080 DIV: C NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. YOESLIN ROGUE ORTIZ, et al., Defendants. TO: Thaimi E. Lemes Velazquez 7901 N. Edison Avenue Tampa, FL 33604 Thaimi E. Lemes Velazquez 8677 Key Royale Ln., Apt. 201 Tampa, FL 33614 Thaimi E. Lemes Velazquez 8407 Sycamore Tree Dr., Apt. 102B Tampa, FL 33614 Unknown Spouse of Thaimi E. Lemes Velazquez 7901 N. Edison Avenue Tampa FL 33604 Unknown Spouse of Thaimi E. Lemes Velazquez 8677 Key Royale Ln., Apt. 201 Tampa, FL 33614 Unknown Spouse of Thaimi E. Lemes Velazquez 8407 Sycamore Tree Dr., Apt. 102B Tampa, FL 33614</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>Lot 7, KAREN HEIGHTS, according to the plat thereof as recorded in Plat Book 43, Page 79, of the Public Records of Hillsborough County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written</p>	<p>defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before 6/2/2025 or before the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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.</p> <p>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 than seven days. If you are hearing or voice impaired, call 711.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 25 day of April, 2025.</p> <p>Victor Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Jennifer Taylor DEPUTY CLERK</p> <p>Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, May 2, 9, 2025 25-01281H</p>

SECOND INSERTION	
<p>NOTICE OF ACTION OF HILLSBOROUGH COUNTY, FLORIDA. including the buildings, appurtenances, and fixture located thereon. Property Address: 9223 N 52nd St, Tampa, FL 33617-5401 (the "Property").</p> <p>filed against you and you are required to serve a copy of your written defenses, if any, to it on Evan R. Raymond, Esq., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before May 30, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) 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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-</p>	<p>tain 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.</p> <p>WITNESS my hand and seal of this Court at Hillsborough, Florida on this 24th day of April, 2025.</p> <p>VICTOR D. CRIST HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By: Mustafa Divan Deputy Clerk</p> <p>Evan R. Raymond, Esq., of HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 May 2, 9, 2025 25-01271H</p>

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 24-CA-008623 DIVISION: A RF - SECTION I U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMXS, Plaintiff, vs. ARMANDO ARENAS; MILAGROS ARENAS; ARMANDO ARENAS; JANICE ARENAS, ET AL. Defendants To the following Defendant(s): JANICE ARENAS (CURRENT RESIDENCE UNKNOWN) Last Known Address: 11017 E US HIGHWAY 92 LOT 8, SEFFNER, FL 33584 Additional Address: 129 MAGNOLIA AVENUE, SEFFNER, FL 33584 Additional Address: 813 PINEBERRY DR APT 101, BRANDON, FL 33510 4911</p> <p>YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 23, BLOCK 7, OAKDALE RIVERVIEW ESTATES UNIT 4, A SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 65, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 1007 HARDWOOD DRIVE, VALRICO FL 33596</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CEN-</p>	<p>TER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 6/2/2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. The Clerk of Court Address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.</p> <p>WITNESS my hand and the seal of this Court this 25 day of April, 2025.</p> <p>Victor D. Crist HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By Jennifer Taylor As Deputy Clerk</p> <p>J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH20067-24/cam May 2, 9, 2025 25-01240H</p>

THIRD INSERTION	
<p>NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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, DEWISEES, 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</p> <p>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</p>	<p>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.</p> <p>"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@fjud13.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."</p> <p>The above is to be published in the Business Observer on: April 25, 2025.</p> <p>This notice shall be published once a week for four (4) consecutive weeks.</p> <p>WITNESS my hand and the seal of said Court this 9TH day of April, 2025</p> <p>VICTOR D. CRIST Clerk of the Court (SEAL) BY: JENNIFER TAYLOR Deputy Clerk</p> <p>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</p>

--- ACTIONS / PUBLIC SALES ---		
SECOND INSERTION	SECOND INSERTION	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: a 1969 Mobile Home, VIN 1180 (Title No. 18153004) and the contents therein, if any, abandoned by 1180 Personal Property Trust Pension Plan On May 22, 2025, at 10:00am at Happy Homes Mobile Home Park, 117 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01266H	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: a 1969 Mobile Home, VIN 1163 (Title No. 18152979) and the contents therein, if any, abandoned by Palm 18152979 Personal Property Trust On May 22, 2025, at 9:40am at Happy Homes Mobile Home Park, 109 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01264H	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: a 1969 Mobile Home, VIN 1157 (Title No. 18153005) and the contents therein, if any, abandoned by Palm 18153005 Personal Property Trust 03212012 On May 22, 2025, at 10:10am at Happy Homes Mobile Home Park, 144 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01267H

SECOND INSERTION	SECOND INSERTION	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: a 1956 Mobile Home, VIN 2351550 (Title No. 7417393) and the contents therein, if any, abandoned by GRTLA 7417393 Personal Property Trust On May 22, 2025, at 9:00am at Happy Homes Mobile Home Park, 147 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01260H	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: a 1969 Mobile Home, VIN 2001 (Title No. 18153024) and the contents therein, if any, abandoned by Palm 18153024 Personal Property Trust 03/21/2012 On May 22, 2025, at 10:20am at Happy Homes Mobile Home Park, 102 Happy Homes Lane, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01268H	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: a 1969 Mobile Home, VIN 2019 (Title No. 18153049) and the contents therein, if any, abandoned by Palm 18153049 Personal Property Trust 03/21/2012 On May 22, 2025, at 10:30am at Happy Homes Mobile Home Park, 110 Happy Homes Lane, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01269H

SECOND INSERTION	SECOND INSERTION	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: a 1973 Mobile Home, VIN BF31500 (Title No. 10474679) and the contents therein, if any, abandoned by BF31500 Personal Property Trust Pension Plan On May 22, 2025, at 9:20am at Happy Homes Mobile Home Park, 121 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01262H	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: 1963 Mobile Home, VIN 56103110 (Title No. 6542561) and the contents therein, if any, abandoned by previous owner and tenant, Alba Ida Sanchez On May 15, 2025, at 9:00am at Floral Village Mobile Home Park, 7 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 May 2, 9, 2025 25-01229H	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: a 1969 Mobile Home, VIN CMP1070 (Title No. 18153053) and the contents therein, if any, abandoned by CMP1070 Personal Property Trust Pension Plan On May 22, 2025, at 10:40am at Happy Homes Mobile Home Park, 109 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01270H

FOURTH INSERTION	SECOND INSERTION	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	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: a 1973 Mobile Home, VIN 653FB430 (Title No. 11443895) and the contents therein, if any, abandoned by Park 11443895 Personal Property Trust On May 22, 2025, at 9:30am at Happy Homes Mobile Home Park, 132 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01263H	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: a 1969 Mobile Home, VIN CMP1072 (Title No. 18152997) and the contents therein, if any, abandoned by Palm 18152997 Personal Property Trust 03/21/2012 On May 22, 2025, at 9:50am at Happy Homes Mobile Home Park, 112 Barron Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01265H

SECOND INSERTION	Homes Mobile Home Park, 124 Vicky Ann Drive, Plant City, Florida 33566. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Happy Homes MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com May 2, 9, 2025 25-01261H
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: a 1971 Mobile Home, VIN 5G14D2S14749X (Title No. 9127802) and the contents therein, if any, abandoned by Corporate Real Estate Holdings, LLC OR FLEE 9127802 Personal Property Pension Plan Trust On May 22, 2025, at 9:10am at Happy	

--- TAX DEEDS ---	
FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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 re-deemed 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

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NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: 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 re-deemed 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

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NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: 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 re-deemed 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	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 re-deemed 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

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NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: 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 re-deemed 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	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 re-deemed 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

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