Public Notices

Business Observer

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PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** MAY 16 - MAY 22, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Pro Business Centers- Palmetto located at 17407 Bridge Hill Ct Suite A in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of May, 2025.

Nicholas Yale

May 16, 2025 25-01409H

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 SOUTH TAMPA TRIMS located at 5302 S. Mac Dill Avenue in the City of Tampa, Hillsborough County, FL 33611 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of May, 2025.

CARLOS J. TORRES

CARLOS J. TORRES

May 16, 2025 25-01407H

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 Pro Business Centers- Bradenton located at 17407 Bridge Hill Ct Suite A in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of May, 2025.

Nicholas Yale

May 16, 2025 25-01410H

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 Logika Coders located at 4520 S Clark 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 Tampa, Florida, this 13th day of May, 2025.

Anel Henning

May 16, 2025 25-01435H

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 Deep End Diagnostics located at 16312 Bridgelawn Ave, in the County of Hillsborough, in the City of Lithia, Florida 33547 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lithia, Florida, this 8th day of May, 2025.

Micah Rulli

May 16, 2025 25-01401H

FIRST INSERTION

MEETING NOTICE CHANGE IN MEETING DATES TAMPA SPORTS AUTHORITY BOARD MEETING

The previously scheduled TSA Board Meeting that was to be held on Tuesday, May 27th, 2025 at 4:00pm in the TSA Boardroom will be moved to the following:

DATE: Tuesday, June 3rd, 2025
TIME: 4:00pm
PLACE: TSA Board Room
Raymond James Stadium
4201 N. Dale Mabry Hwy.
Tampa, FL 33607

/ss/ Eric D. Hart, President/CEO

May 16, 2025 25-01390H

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 Nothin' But Suds located at 12808 Boggy Creek Drive, in the County of Hillsborough, in the City of Riverview, Florida 33579 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 12th day of May, 2025.

IEL Holdings, LLC

May 16, 2025 25-01416H

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 Tim Dillon, CPA located at 9924 AZALEA BLOOM WAY APT 403, in the County of Hillsborough, in the City of RIVERVIEW, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at RIVERVIEW, Florida, this 9th day of May, 2025.

TDCPA, PLLC

May 16, 2025 25-01425H

FIRST INSERTION

NOTICE OF RULEMAKING BY THE MANGROVE POINT AND MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("**Board**") of the Mangrove Point and Mangrove Manor Community Development District ("**District**") on June 13, 2025, at 9:45 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt Common Area Pond and Enforcement Rules ("**Rules**") which govern the operation of the District's amenity facilities and other properties.

The purpose and effect of the Rules is to provide for efficient and effective District operations of the District's common area ponds by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Prior Notice of Rule Development was published in Business Observer on May 9, 2025.

The Rules will address certain revisions to the District's rules and policies governing the operation of the District's common area ponds.

Specific legal authority for the rule includes 190.011, 190.012, 190.035(2), 120.54, 120.69 and 120.81, Florida Statutes.

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

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

DATE: June 13, 2025
TIME: 9:45 AM
PLACE: D.R. Horton Tampa North Division Office
3501 Riga Blvd., Ste 100
Tampa, Florida 33619

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

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

A copy of the proposed Rules may be obtained by contacting the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010.

Andrew Kantarzhi, District Manager

May 16, 2025 25-01440H

FIRST INSERTION

NOTICE OF SPECIAL MEETING & AUDIT COMMITTEE THE BOARD OF SUPERVISORS OF THE WATERSET CENTRAL COMMUNITY DVELOPEMENT DISTRICT

The Board of Supervisors of the Waterset Central Community Development District will hold an Audit Committee meeting on June 11th at 5:15p.m. followed by a special meeting at 5:30 p.m. at The Waterset Club located at 7821 Paradiso Drive, Apollo Beach, Florida 33572. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, 3434 Colwell Avenue Suite 200, Tampa, Florida 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

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

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

Ruben Durand, District Manager

May 16, 2025 25-01406H

FIRST INSERTION

Notice of Attorney-Client Meeting of the Parkway Center Community Development District

The Board of Supervisors (the "**Board**") of the Parkway Center Community Development District (the "**District**") shall be conducting a privileged and confidential meeting on Wednesday, May 28, 2025, at 6:30 at the Parkway Center CDD Clubhouse, 7461 S. Falkenburg Road, Riverview, Florida 33578.

The attorney-client meeting will be closed to the public, pursuant to the provisions of Section 286.011(8), Florida Statutes the meeting is confidential.

The subject matter of the attorney-client session will be confined to discussing litigation strategy.

The following persons are expected to be in attendance at the attorney-client session: Board members Koko Miller, JoAnn Ward, Tanya O'Connor, Claudia Bryant, Attorneys Marsh Rainey, Scott Steady, District Manager, Alba Sanchez, and District Engineer, Tonja Stewart.

The attorney-client session is expected to last approximately 1 hour.

Alba Sanchez, District Manager

May 16, 2025 25-01430H

FIRST INSERTION

WATER STREET TAMPA IMPROVEMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (**"Board"**) of the Water Street Tampa Improvement District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: June 4, 2025
TIME: 1:00 p.m.
LOCATION: Strategic Property Partners, LLC
615 Channelside Drive, Suite 204
Tampa, Florida 33602

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://wstid.net/.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager

May 16, 23, 2025 25-01424H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 18th day of June, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Charles, Karen CLOTHES, BAGS, MISC ITEMS; Canteen, Ricky CASE OF BANG ENERGY DRINKS, WEIGHT BAG, BOX, BAG, 2 CAR TIRE RIMS, VACUUM; Copas Mindy FLOOR SAFE, REFRIDGERATOR, STORAGE CONTAINER, DRESSER, CEDAR CHEST, STEPSTOOL, CLOTHES, MATTRESSES, COOLER, ANTIQUE BREAD BOX, BOXES, BAGS, COMPRESSOR, PRESSURE WASHER, WEEDEATER, LADDER; Murray, Efia BROOM, KIDS TRICYCLE, LIVING ROOM TABLE, BAGS, MIRROR, BOXES, BAGS, MISC ITEMS; Jones, Hattie STOVE, TABLES, DRESSER, BED, CHAIR, TOTES, BOXES, GLASS TABLE, CLOTHES, MISC ITEMS; Horne, Susan UHAUL DOLLY, TOTES, FURNITURE, ABOVE GROUND POOL, WINDOW AIR CONDITIONER, BOXES, DRESSERS, APPLIANCES, CHAIRS, BED, TV, BAGS; Johnson, Jontia FURNITURE, BED FRAMES, MATTRESSES, DRESSERS, COUCH, TOYS, CLOTHES, SHOES, LAWN CHAIRS, MISC ITEMS; Smith, Melissa BOXES, BAGS, FURNITURE, HEATERS, CLOTHING, HOUSEHOLD GOODS, SHOES, TOYS; Young, Julio Shoes, TV, Bags, Totes; Robinson, Chelse KITCHEN TRASH CAN, DINING ROOM CHAIRS, TVS, BED, COUCH, TABLES, BOXES, BAGS, SUITCASES Sale is subject to cancellation in the event of settlement between owner and obligated party.

May 16, 23, 2025 25-01400H

FIRST INSERTION

Public Notice

Effective April 16, 2025, Michael Cromer, MD, will no longer be practicing medicine at WellMed.

Patients of Dr. Cromer may continue care at WellMed at Linebaugh.

Patients can obtain copies of their medical records at:
WellMed at Linebaugh
4278 W. Linebaugh Ave.
Suite B
Tampa, FL 33624
Phone: 1-813-960-3321
Fax: 1-813-264-7532

May 16, 23, 30; Jun. 6, 2025

25-01399H

FIRST INSERTION

Notice of Sale

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

Sale Date June 6th, 2025 @ 10:00 AM at each individual repair facility.

40551 2015 Chevrolet VIN#: 1GNKRHKD9FJ284008 Repair Facility: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt $1,956.13

May 16, 2025 25-01391H

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 GuardLink located at 4705 N Florida Ave in the City of Tampa, Hillsborough County, FL 33603 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of May, 2025.

Kevin A Coryell

May 16, 2025 25-01426H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Allison Guimard will engage in business under the fictitious name GEMMIES, with a physical address 3311 JEAN CIRCLE TAMPA, FL 33629, with a mailing address 340 9TH ST N, SUITE 276 NAPLES, FL 34102, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 16, 2025 25-01402H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that IBP Solutions US, LLC, 4301 Anchor Plaza Pkwy, Ste 220, Tampa, FL 33634, desiring to engage in business under the fictitious name of USA Wood Door, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 5/5/25.

May 16, 2025 25-01432H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that IBP Solutions US, LLC, 4301 Anchor Plaza Pkwy, Ste 220, Tampa, FL 33634, desiring to engage in business under the fictitious name of Forte Opening Solutions, with its principal place of business in the State of Florida in the County of Hillsborough, has filed an Application for Registration of Fictitious Name with the Florida Department of State on 5/5/25.

May 16, 2025 25-01431H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 06/19/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

WBAJE5C34HG915586 2017 BMW 540I
JTDKN3DU3A5207494 2010 TOYOTA PRIUS
5YFBU4EE5CP019288 2012 TOYOTA COROLLA BASE/S/LE
5FNYF3H57FB023773 2015 HONDA PILOT
1HGCR2F88EA294486 2014 HONDA ACCORD EX-L
JTDBT4K30B1406341 2011 TOYOTA YARIS
JTEBU14R878077265 2007 TOYOTA 4RUNNER
1FMCU0F79JUA07041 2018 FORD ESCAPE S

May 16, 2025 25-01408H

FIRST INSERTION

Fictitious name notice

Notice is hereby given that the undersigned, desiring to engage in business under the name F & N Imports intends to register the name with the state of Florida Divisions of Corporations, Raymond Friedman 100% owner 10213 Wilsky Blvd Tampa, FL 33625

May 16, 2025 25-01392H

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 Imagine Pediatrics located at 3109 Martin Luther King Jr. Blvd., Suite 350 in the City of Tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of May, 2025.

Imagine Pediatrics of Florida LLC
Patricia Hayes, M.D.

May 16, 2025 25-01437H

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

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

Rarely do consumers specifically search online for public notices.

LV16237_V12

PUBLISH YOUR LEGAL NOTICE

Email legal@businessobserverfl.com

Business Observer

LV20830_V17

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

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

Dated this 13th day of May, 2025.
Pinnacle Contracting Solutions LLC
May 16, 2025 25-01436H

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Carma Jeannene Blake or Johnny Trevino will on June 16, 2025 at 8:00 a.m. at 4111 W Cypress St, Hillsborough County, Tampa, FL 33607, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

1963 MARL Mobile Home, VIN G143CKE31074, TITLE 10531264 And all other personal property located therein

Prepared by Tracy McDuffie,
4111 W Cypress St, Tampa, FL 33607,
May 16, 23, 2025 25-01441H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001115
Division B
IN RE: ESTATE OF CHRISTOPHER B. DOYLE Deceased.

The administration of the estate of Christopher B. Doyle, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 16, 2025.

Personal Representative:
Patricia Nellis
7312 Woodkirk Ct.
Tampa, Florida 33634
Attorney for Personal Representative:
Kimberly K. Muenter, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuenter@mortellarolaw.com
Secondary E-Mail:
kmuenter@gmail.com
May 16, 23, 2025 25-01386H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001448
IN RE: ESTATE OF JOHNNY ALLEN CREECH A/K/A JOHN A. CREECH, Deceased.

The administration of the estate of JOHNNY ALLEN CREECH A/K/A JOHN A. CREECH, deceased, whose date of death was MARCH 10, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 16, 2025

/S/ KJR Kelly J Rice
KELLY JO RICE
Personal Representative
6910 237th Street East
Myakka City, FL 34251
/S/ MR Myanda Ratcliff
MYANDA RATCLIFF ESQ.
Attorney for Personal Representative
Email Addresses:
myanda@jenhensleylaw.com
jen@jenhensleylaw.com
lisa@jenhensleylaw.com
Florida Bar No. 1047541
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
May 16, 23, 2025 25-01389H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
ESTATE NO: 24-CP-002773
DIVISION: A
IN RE: ESTATE OF RICHARD LOUIS RIOLES, Deceased.

The administration of the estate of RICHARD LOUIS RIOLES, deceased, whose date of death was July 2, 2024, and whose Social Security Number is XXX-XX-9257, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, Probate Department, 801 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Attorney for Petitioner and the Petitioner are set forth below.

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

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

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

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

The date of first publication of this notice is May 16, 2025.

KEVIN R. RIOLES
3405 W. Lawn Ave
Tampa, FL 33611
JOSEPH F. SOUTHRON
Florida Bar No.: 122109
Attorney for Personal Representative and Petitioner
400 N. Ashley Drive, Suite 1720
Tampa, FL 33602
Tel. (813) 773-5105
Fax. (813) 773-5103
Email: joe@fourriverslaw.com
Secondary:
eservice@fourriverslaw.com
Bar Form No. P-3.0740
May 16, 23, 2025 25-01384H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
ESTATE NO: 24-CP-002774
DIVISION: A
IN RE: ESTATE OF EILEEN MARGUERITE RIOLES, Deceased.

The administration of the estate of EILEEN MARGUERITE RIOLES, deceased, whose date of death was April 24, 2024, and whose Social Security Number is XXX-XX-4542, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, Probate Department, 801 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Attorney for Petitioner and the Petitioner are set forth below.

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

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

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

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

The date of first publication of this notice is May 16, 2025.

KEVIN R. RIOLES
3405 W. Lawn Ave
Tampa, FL 33611
JOSEPH F. SOUTHRON
Florida Bar No.: 122109
Attorney for Personal Representative and Petitioner
400 N. Ashley Drive, Suite 1720
Tampa, FL 33602
Tel. (813) 773-5105
Fax. (813) 773-5103
Email: joe@fourriverslaw.com
Secondary:
eservice@fourriverslaw.com
Bar Form No. P-3.0740
May 16, 23, 2025 25-01385H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH FLORIDA
Case No. 25-CP-001518
Division B
IN RE: ESTATE OF DOLORES VAGLICA a/k/a DOLORES N. VAGLICA Deceased

The administration of the estate of DOLORES VAGLICA a/k/a DOLORES N. VAGLICA, deceased, whose date of death was March 17, 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
Salvador Vaglica
4107 Sand Lake Court
Tampa, FL 33624
Attorney for Personal Representative:
Linda Lee Wynn, Esq.
P.O. Box 48856
Tampa FL 33646
Florida Bar #0878529
813-274-4994
Lwynnlaw@aol.com
May 16, 23, 2025 25-01423H

FIRST INSERTION

NOTICE TO CREDITORS
(**Formal Administration**)
IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.:25-CP-001365
DIVISION: B
IN RE: The Estate of ROBERT E. STUMP, Deceased.

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

The administration of the estate of ROBERT E. STUMP, deceased, whose date of death was January 8, 2024, and whose social security number is XXX-XX-4869, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is May 16, 2025.

/s/ Eric khan
ERIC KHAN,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
May 16, 23, 2025 25-01398H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000934
IN RE: ESTATE OF CHARLES B. MUDD JR. A/K/A NICHOLAS CHARLES B. MUDD, JR. Deceased.

The administration of the estate of Charles B. Mudd Jr. a/k/a Nicholas Charles B. Mudd, Jr., deceased, whose date of death was November 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Attention: Probate Department, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representatives:
Sheila Ann Mudd
3507 Bayshore Blvd.
Tampa, Florida 33629
JPMorgan Chase Bank, N.A.
390 Madison Ave, 14th Floor
New York, New York 10017
Attorney for Personal Representatives:
Cullen Boggus, Esq.
Florida Bar Number: 112393
Gunster Yoakley & Stewart, PA
401 E. Jackson Street, Suite 1500
Tampa, FL 33602
Telephone: 813-739-6945
E-Mail: cboggus@gunster.com
Secondary E-Mail:
eservice@gunster.com
ACTIVE:35611626.2
May 16, 23, 2025 25-01429H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1260
IN RE: ESTATE OF BONNIE ISAAKIAN, Deceased.

The administration of the estate of BONNIE ISAAKIAN, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 16, 2025.

EMIL ISAAKIAN
Personal Representative
2703 N Myrtle Avenue
Tampa, FL 33602
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Ryne E. Hartt, Esq.
Florida Bar No. 1011330
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
May 16, 23, 2025 25-01439H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-014910
CWS INVESTMENTS, INC., Plaintiff, VS.
CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS 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 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 March 17, 2025 in Civil Case No. 23-CA-014910, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, CWS INVESTMENTS, INC. is the Plaintiff, and CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS 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 OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on July 7, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 8th day of May, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.05.08 11:53:35-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1703-002B
May 16, 23 2025 25-01396H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001320
IN RE: ESTATE OF DAVID RYAN ANDREWS
Deceased.

The administration of the estate of DAVID RYAN ANDREWS, deceased, whose date of death was December 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 16, 2025.

Personal Representative:
/s/ Pornthip C. Andrews
ID 1k6pCuHYjxcnkqMO2n5mKzvq
PORNTHIP C. ANDREWS
1624 Featherband Drive
Valrico, Florida 33594
Attorney for Personal Representative:
/s/ Lori Vella
ID dUcAfb25frZtaoMAqycgosGn
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 16, 23, 2025 25-01387H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001517
IN RE: ESTATE OF JAMES DEAN KIRBY
Deceased.

The administration of the estate of JAMES DEAN KIRBY, deceased, whose date of death was August 1, 2023 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal 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 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.

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

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 16, 2025.

Personal Representatives:
Kathi Kirby
616 35th Ave. N.
St. Petersburg, FL 33704
Attorney for Personal Representative:
/s/ Misa A. Everist
MISA A. EVERIST, ESQ.
Florida Bar No. 0196169
BASKIN EISEL RIGHTMYER
14020 Roosevelt Blvd., Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Primary Email:
meverist@baskineisel.com
Secondary Email:
eservice@baskineisel.com
May 16, 23, 2025 25-01422H

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA
CASE NO.: 25-CP-00315
Division: Probate
IN RE: ESTATE OF MARTHA T. ROLFSEN, AKA, MARTHA CARREL ROLFSEN AKA, MARTHA TIPPETT ROLFSEN
Deceased.

The administration of the Estate of MARTHA T. ROLFSEN, deceased, Case No.: 2025-CP-00315, is pending in the Circuit Court for Hillsborough County, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is May 16, 2025.

PAMELA R. HABER
Personal Representative
Sean W. Scott, Esq.
Scott Law Offices, WLAW, P.A.
Attorney for Petitioner
3233 East Bay Dr., Ste. 104
Largo, FL 33771-1900
Telephone: (727) 539-0181
Florida Bar No. 870900
Primary Email:
swscott@virtuallawoffice.com
Secondary Email:
wlawprobate2@gmail.com
May 16, 23, 2025 25-01428H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000955
Division Probate
IN RE: ESTATE OF HAL S HOLTSINGER, JR.
Deceased.

The administration of the estate of Hal S Holtsinger, Jr., deceased, whose date of death was February 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street., Room 442- Edgecomb Courthouse, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16 2025.

Personal Representative:
Brittany Holtsinger
4872 Beach Dr SE Unit D
St. Petersburg, Florida 33705
Attorney for Personal Representative:
Christina N. Rhaney
E-mail Addresses:
crhaney@kasslaw.com,
esmith@kasslaw.com
Florida Bar No. 1035269
Kass Shuler, P.A.
1604 N. Marion Street
Tampa, Florida 33602
Telephone: (813) 229-0900
May 16, 23, 2025 25-01415H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1036
IN RE: ESTATE OF RONALD LEE ROBERTS
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
KENDRA MARIE ROBERTS
4425 82nd St, Apt No 2246
Lubbock, TX 79424
Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
May 16, 23, 2025 25-01427H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001424
IN RE: ESTATE OF STEVEN JAMES TENNY,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of STEVEN JAMES TENNY, deceased, File Number 25-CP-001424; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601; that the decedent's date of death was January 7, 2023; that the total value of the estate is personal property with an approximate value of $33,542.55 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries:
Address
ALICIA MENENDEZ TENNY
5901 Hammock Woods Drive
Odessa, FL 33556
CONNER LUIS TENNY
5901 Hammock Woods Drive
Odessa, FL 33556
LOGAN STEVEN TENNY
5901 Hammock Woods Drive
Odessa, FL 33556
KERSTIN MARIE PULLEN
2972 E. Parkcenter Blvd #209
Boise, ID 83716

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is May 16, 2025.

Person Giving Notice:
ALICIA MENENDEZ TENNY
5901 Hammock Woods Drive
Odessa, FL 33556
Attorney for Person Giving Notice:
Morgan A. Robinson
Attorney for Petitioner
Email: mrobinson@hnh-law.com
Florida Bar No. 1038923
Hines Norman Hines, P.L.
315 S. Hyde Park Avenue
Tampa, FL 33606
Telephone: (813) 251-8659
May 16, 23, 2025 25-01438H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1520 Division A
IN RE: ESTATE OF MAURICE BREENE OVERSTREET, A/K/A MAURICE B. OVERSTREET
Deceased.

The administration of the estate of Maurice Breene Overstreet, a/k/a Maurice B. Overstreet, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 16, 2025.

Personal Representative:
/s/ Jessica Montgomery
Jessica Montgomery
34049 Woodland Circle
Dade City, Florida 33523
Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
May 16, 23, 2025 25-01413H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-008153
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1,
Plaintiff, v.
MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated April 23, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-008153, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF AERO NON-PERFORMING MORTGAGE LOAN TRUST 2019-1 is the Plaintiff, and MIDTOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, M&H FLIPPING1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MARMAX 1208, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHRISTOPHER CRUZ, ALDO DE LA CRUZ and CLIFF PARCHMON are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on June 23, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

LOTS 27 & 28, COTTER`S SPRING HILL SUBDIVISION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6913 North Highland Avenue, Tampa, FL 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.

IMPORTANT

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

Dated: This 7th day of May, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
May 16, 23, 2025 25-01388H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-015430
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-AA1,
Plaintiff, VS.
ANDREA B. GILSON; ROBERT S. GILSON; REGIONS BANK; UNKNOWN TENANT #1 N/K/A JOHN RICHARD'S; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 3, 2025 in Civil Case No. 23-CA-015430, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2006-AA1 is the Plaintiff, and ANDREA B. GILSON; ROBERT S. GILSON; REGIONS BANK; UNKNOWN TENANT #1 N/K/A JOHN RICHARD'S; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on July 7, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 10, HAMPTON PARK UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 69, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 8th day of May, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.05.08 11:47:24-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1190-1487B
May 16, 23 2025 25-01395H

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001469
Division B
IN RE: ESTATE OF: ROBERT DE DIEGO, JR. Deceased.

The administration of the Estate of ROBERT DE DIEGO, JR., deceased, whose date of death was June 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602, and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of the first publication of this Notice is May 16, 2025.

Personal Representative:
Sheila A. de Diego
6411 N Cameron Avenue
Tampa, FL 33614
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 16, 23, 2025 25-01434H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
File Number: 25-CP-001065
IN RE: The Estate of: JEANNE ELIZABETH BUTTE Deceased.

The administration of the estate of JEANNE ELIZABETH BUTTE, deceased, whose date of death was January 23, 2025, and whose social security number is xxx-xx-6747, 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' 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 16, 2025.

Personal Representative:
ANDREW T. BUTTE
7430 Mint Julep Drive
Riverview, Florida 33578
Attorney for Personal Representative:
By: /s/Thomas J. Gallo
Thomas J. Gallo, Esq.
THOMAS J. GALLO, ATTORNEY, P.A.
Florida Bar # 0723983
2240 Lithia Center Lane
Valrico, Florida 33596
Thomas@TomGalloLaw.com
Telephone: (813) 815-4529
May 16, 23, 2025 25-01414H

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 2023-CA-011584
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE4, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4,
Plaintiff v.
DONALD JACKSON ALFORD, JR.; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated March 13, 2025 and the Order Rescheduling Foreclosure Sale dated May 7, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 10th day of June, 2025, at 10:00 am to the highest and best bidder for cash, at http://www.hillsborough.realforeclose.com on the following described property:

THE WEST ½ OF LOT 9, BLOCK 2, OAKLAND HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6500 E. 23rd Avenue, Tampa, FL 33619.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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: May 9, 2025.
BITMAN, O'BRIEN, PLLC
/s/ Samantha Darrigo, Esquire
Samantha Darrigo, Esquire
Florida Bar No.: 0092331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
May 16, 23, 2025 25-01405H

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 2024-CA-001319
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES,
Plaintiff v.
, JENNIFER D. TISHLER; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated April 9, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 10th day of June, 2025, at 10:00 am to the highest and best bidder for cash, at http://www.hillsborough.realforeclose.com on the following described property:

Lot 2, Block 4, HARBOR VIEW PALMS, according to the map or plat thereof as recorded in Plat Book 12, Page 80, of the Public Records of Hillsborough County, Florida.

Property Address: 3302 W Harbor View Avenue, Tampa, FL 33611

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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: May 7, 2025.
BITMAN, O'BRIEN, PLLC
/s/ Samantha Darrigo, Esquire
Samantha Darrigo, Esquire
Florida Bar No.: 0092331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
May 16, 23, 2025 25-01404H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 19-CA-005467
AMIRHOUSES.COM LLC,
Plaintiff, vs.
HENRY LEWIS, et al
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure dated January 25, 2024, and the Order Granting Motion to Reschedule Foreclosure Sale dated May 7, 2025, entered in 2019-CA-005467 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Amirhouses.com, LLC, is the Plaintiff and Henry Lewis, et al is the Defendant Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on June 10, 2025, at 10:00 A.M., the following described property as set forth in said Uniform Final Judgment of Foreclosure, to wit:

Lot 22 and the West ½ of Lot 23, Block 3, MAP OF CAMPOBELLO, according to the map or plat thereof as recorded in Plat Book 2, Page 29, Public Records of Hillsborough County, Florida

More commonly known as: Property Address: 2620 E. 33rd Ave, Tampa, FL 33610 ("Property")

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

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

Dated Friday, May 9, 2025.
IVANOV & WOLF, PLLC
Attorney for Plaintiff
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Telephone: 813-870-6396
Matt@IWFirm.com
By: /s/ Matthew D. Wolf, Esq.
Florida Bar Number 92611
May 16, 23, 2025 25-01403H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 22-CA-003573
Division J
RESIDENTIAL FORECLOSURE
Section II
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF9
Plaintiff, vs.
PATRICK L. HALL; ALISON HALL, HERITAGE HARBOR GOLF & COUNTRY CLUB COMMUNITY ASSOCIATION, INC.; HERITAGE HARBOUR MASTER ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 5, 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:

LOT 7, BLOCK 7, HERITAGE HARBOR - PHASE 1B, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 83, PAGE(S) 1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 19207 SEA MIST LN, LUTZ, FL 33558; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on July 3, 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 this May 8, 2025
By:/s/ Ryan Sutton
Ryan Sutton
Attorney for Plaintiff
Ryan Sutton
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2218508/CMP
May 16, 23, 2025 25-01397H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001268
IN RE: ESTATE OF CLARETHA FAYSON CHRISTOPHER Deceased.

The administration of the estate of Claretha Fayson Christopher, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 16, 2025.

Personal Representative:
/s/ Esther Ruth Fayson
Esther Ruth Fayson
6281 Golden Beach Drive
Apollo Beach, Florida 33572
Attorney for Personal Representative:
/s/Tiffani K. Thornton
Tiffani K. Thornton, Esq.
FBN: 1007807
THE LAW OFFICE OF TIFFANI K. THORNTON
653 W. Lumsden Rd.
Brandon, FL 33511
Telephone: 813-337-7349
Primary email: tiffani@tktlaw.org
Counsel for Personal Representative
May 16, 23, 2025 25-01421H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-9053
BAYSIDE KEY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ANTONIO MIGUEL BURGOS, UNKNOWN SPOUSE OF MIGUEL BURGOS, UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 5, Block R, BAYSIDE KEY-PHASE II, according to the plat thereof as recoded in Plat Book 75, page 50, Public Records of HILLSBOROUGH County, Florida.

Property Address: 6230 Bayside Key Drive, Tampa, Fl 33615.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on June 13, 2025.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 8th day of May, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
May 16, 23, 2025 25-01394H

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FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25 CA 002525
Division B
DONALD B. SWANSON, an individual,
Plaintiff, v.
MARIA A. SWANSON, an individual, and all claimants, persons, or parties, known or unknown, claiming by, through, under or against any one or more of the above-named defendants, or claiming to have any right, title, or interest in and to the land hereafter described,
Defendants.

TO: All others claiming by, through and under MARIA A. SWANSON, an individual.
all claimants, persons, or parties, known or unknown, claiming by, through, under or against any one or more of the above-named defendants, or claiming to have any right, title, or interest in and to the land hereafter described

YOU ARE NOTIFIED that an action to Quiet Title and Declaratory Judgment to the following real property located in Hillsborough County, Florida:

LOT 3, BLOCK Z, RIVERBEND MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
(Parcel Identification Number A-31-28-19-46R-Z00000-00003.0)
(Address: 1505 E Diana St., Tampa, FL 33610) (the "Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to the Plaintiff's Attorney, Andrew W. Rosin, Esq., 1900 Hillview Street, Sarasota, FL 34239, by 6/12/2025 or (30) days after the first date of 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; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

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

DATED on this 7th day of May, 2025.
Clerk of the Court, Victor D. Crist
(SEAL) BY: JENNIFER TAYLOR
As Deputy Clerk

the Plaintiff's Attorney,
Andrew W. Rosin, Esq.,
1900 Hillview Street,
Sarasota, FL 34239
May 16, 23, 30; Jun. 6, 2025 25-01383H

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 23-CA-002420
Honorable Judge: WOLFE
PLANET HOME LENDING, LLC
Plaintiff, vs.
NORMAN MAHONEY; UNKNOWN SPOUSE OF NORMAN MAHONEY; MV REALTY PBC, LLC; DISCOVER BANK; HILLSBOROUGH COUNTY CLERK OF COURT; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Order Granting Ex Parte Motion to Reschedule Foreclosure Sale dated May 6, 2025, in the above-styled cause, Victor Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 A.M. on August 11, 2025 the following described property:

LOT 4, BLOCK 9, TIMBERLANE SUBDIVISION-UNIT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PARCEL ID # A0052315990
COMMONLY KNOWN AS: 7901 Timberlane West Dr., Tampa, FL 33615

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

Respectfully submitted this May 12, 2025
/s/Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office, PLLC
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
mattw@wasingerlawoffice.com
May 16, 23, 2025 25-01420H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-011663
LOANLEADERS OF AMERICA, INC.
Plaintiff, v.
MOSHAMBA E. CANNON A/K/A MOSHAMBA CANNON; TARA L. CANNON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; SOUTH FORK III COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 15, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 22, SOUTH FORK TRACT O PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 174 THROUGH 180 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 13910 GALWAY SAND RD, RIVERVIEW, FL 33579-3205

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on June 05, 2025 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 6 day of May, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning, FBN: 562221
1000006896
May 16, 23, 2025 25-01412H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-006127
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 22-CA-006127, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on July 14, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH ONE-HALF (S 1/2) OF LOT THREE (3) AND S 25 FT OF N 1/2 LOT 3 OF ORAN SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 12th day of May, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.05.12 13:39:31-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1092-11977B
May 16, 23, 2025 25-01417H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-006102
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, vs.
WAYNE MCARTHUR MORRIS; RUBY JOYCE MORRIS A/K/A RUBY MORRIS; BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE INC.,;
Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the April 9, 2025 Foreclosure Sale and to Reschedule Foreclosure Sale dated April 7, 2025, and entered in Case No. 22-CA-006102, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and WAYNE MCARTHUR MORRIS; RUBY JOYCE MORRIS A/K/A RUBY MORRIS; BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE INC., are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 11TH day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 72, BLOCK A, BOYETTE CREEK PHASE 1, AS PER THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 31, 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 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 12th day of May, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL: Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
CR17410-22/sap
May 16, 23, 2025 25-01419H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-001524
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JEFFREY YAWN AKA JEFFREY YAWN, SR., DECEASED, et al,
Defendant(s).

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JEFFREY YAWN AKA JEFFREY YAWN, SR., DECEASED
Last Known Address: Unknown
Current Address: Unknown
ANTHONY YAWN
Last Known Address:
5307 S Lois Ave
Tampa, FL 33611
Current Address: Unknown
JEFFREY YAWN JR.
Last Known Address:
2405 GOODBERRY PL APT 102
BRANDON, FL 33510
Current Address: Unknown

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

LOT 9, IN BLOCK 19, OF CYPRESS CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 15406 PEACH STONE PL RUSKIN FL 33573

has been filed against you and you are required to file written defenses by 6/12/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

**See the Americans with Disabilities Act

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.

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

WITNESS my hand and the seal of this court on this 7th day of May, 2025.
VICTOR CRIST
Clerk of the Circuit Court
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 24-040043
May 16, 23, 2025 25-01433H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: A
CASE NO.: 25-CA-001670
MORTGAGE RESEARCH CENTER, LLC D/B/A PADDIO, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, vs.
ROBERT D. O'CONNOR, et al.,
Defendants.

TO: ROBERT D. O'CONNOR

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

LOT 3, BLOCK 48, VILLAGES OF BLOOMINGDALE - PHASES 2 & 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 170-176, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 6/17/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

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

WITNESS my hand and the seal of this Court this 12th day of May, 2025.
VICTOR CRIST
As Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
24-02738
May 16, 23, 2025 25-01418H

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-007284
TH MSR HOLDINGS LLC,
Plaintiff, vs.
STEVEN PERALTA; et al.,
Defendants.

TO: STEVEN PERALTA, 2624 E 28TH AVE, TAMPA, FL 33605
UNKNOWN SPOUSE OF STEVEN PERALTA, 2624 E 28TH AVE, TAMPA, FL 33605
UNKNOWN TENANT #1, 2624 E 28TH AVE, TAMPA, FL 33605
UNKNOWN TENANT #2, 2624 E 28TH AVE, TAMPA, FL 33605

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

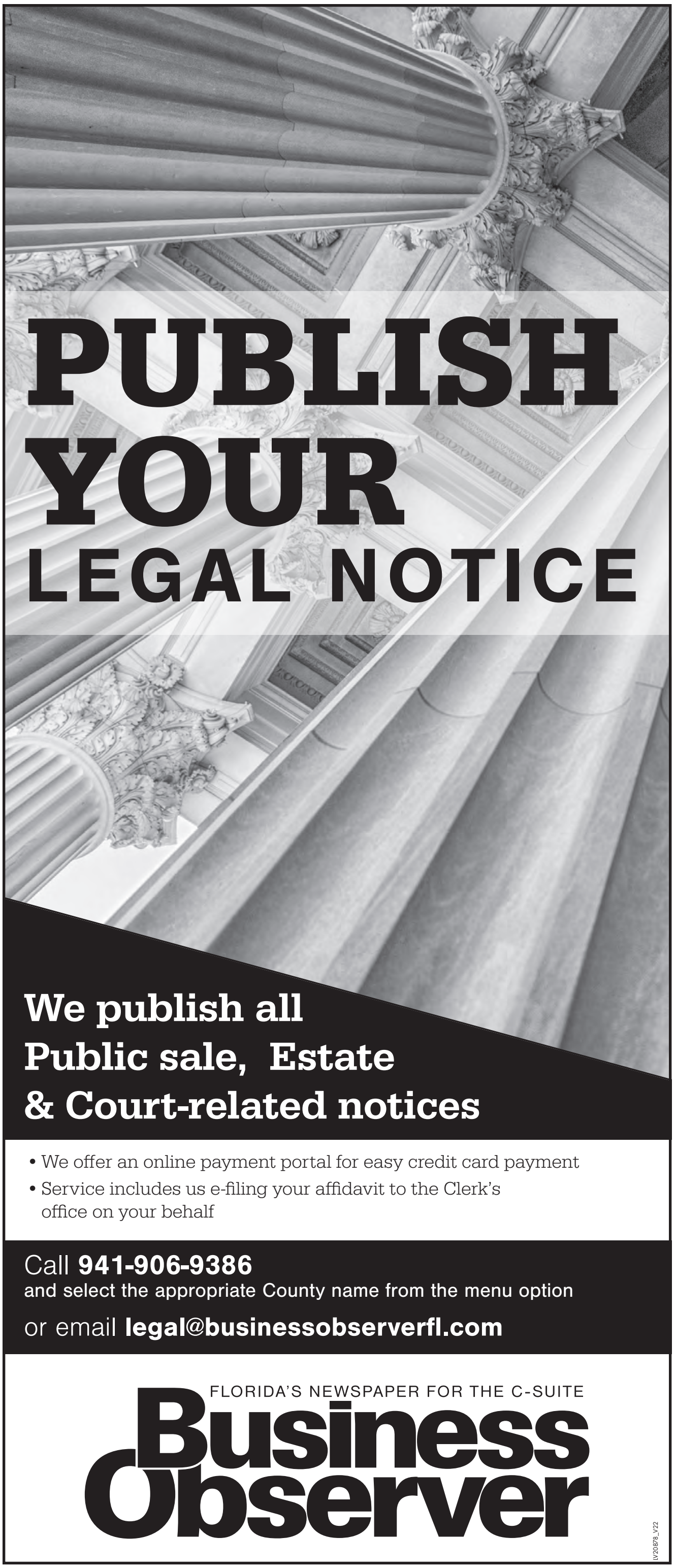
LOT 23, BLOCK 21, MAP OF CAMPOBELLO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Also known as 2624 E 28TH AVE, TAMPA, FL 33605 (the "Property").

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 JUNE 12, 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 MAY 7, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ 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 16, 23, 2025 25-01393H



FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-001912
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
CHRISTOPHER FRANCOIS, et al.
Defendants.

TO: UNKNOWN SPOUSE OF CHRISTOPHER FRANCOIS
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
4530 NW 36TH ST APT 210
LAUDERDALE LAKES, FL 33319 6472
CHRISTOPHER FRANCOIS
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
4530 NW 36TH ST APT 210
LAUDERDALE LAKES, FL 33319 6472

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

THE NORTH 80 FEET OF THE SOUTH 553 FEET OF THE WEST 170 FEET OF THE EAST 800 FEET OF GOVERNMENT LOT 8, IN SECTION 24, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 10015 PREVATT ST, GIBSONTON, FL 33534 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before June 12, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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: May 7, 2025.

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

Ryan Sutton
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2529160/wlp
May 16, 23, 2025 25-01411H

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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 - Matusek, Benjamin; 0415416 - Beavers, James; 0436 - Moody, Justin; 0507 - Wiitanen, Katherine; 0537 - Smiley, Jerome; 0544 - ROMERO, RICARDO; 055354 - Brasiel, Michaele ; 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, Prisilla; 02219 - Anthony, Tkoia; 03018 - Jr., Chauncey Jones; 03029 - Young, Tawni; 03108 - Dulin, Damien; 03161 - Gonzalez, Hattie; 03165 - bexley, 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, Dabrion; J044 - Bray, Deja; J048 - Oliver, Allen; J049 - mcdonald, zoe; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J117 - Lima, Adrian; J149 - Hall, Alcia; K019 - Guzaman, Edgargo; K022 - Barlow, Alicia; K025 - Moreno, Naomi; K055 - Powell, Gina; K057 - Muex, Gwen; 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 - ruiz, 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 - Brewton, Vonteka; 1249 - Forgie, 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 Hoppe, 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, moses; E074 - oliver, Ovlyanna; 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, Evenx; 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 - Mcwilliams, 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

SECOND 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, Calvinnisha; 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

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 2005 Mobile Home, VIN RB04AL8037 (Title No. 102192553) 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

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 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

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 2005 Mobile Home, VIN BC05AL0135029 (Title No. 102192682) and the contents therein, if any, abandoned by Mutual Real Estate Trust

On June 5, 2025, at 9:50am at Happy Homes Mobile Home Park, 114 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 25-01333H

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 2005 Mobile Home, VIN BC05AL0134945 (Title No. 102192878) and the contents therein, if any, abandoned by Mutual Real Estate Trust

On June 5, 2025, at 10:00am at Happy Homes Mobile Home Park, 117A 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 25-01334H

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 2005 Mobile Home, VIN BL05GA0212737 (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

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 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

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 2005 Mobile Home, VIN RB05AL8663 (Title No. 102193101) and the contents therein, if any, abandoned by Mutual Real Estate Trust

On June 5, 2025, at 10:40am at Happy Homes Mobile Home Park, 138 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 25-01338H

SECOND 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 Omotosho 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 before service on Petitioner's attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on 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

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.
LV02027_V03

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

--- ACTIONS / SALES ---

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. 15-CA-008424
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
ANGELA GARD, et al.
Defendant(s).

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 ASSOCIATON 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:

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.

Property Address: 3115 W NASSAU ST, TAMPA, FL 33607

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

IMPORTANT

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

Dated this 6 day of May, 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
20-069209 - NaC
May 9, 16, 2025 25-01370H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Civil Action #2024-CA-5277
Div G
KATRINA L. IRWIN, as Successor Trustee of the Ronald L. Irwin Revocable Trust under agreement dated 1 July 1989,
plaintiff, vs.
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.

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:

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

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

PERSONS WITH DISABILITIES IN HILLSBOROUGH COUNTY

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.

DATED, this 6 day of May, 2025.
Clerk of Court & Comptroller's Office
ADA Coordinator
601 E Kennedy Blvd,
Tampa, FL 33602
813.276.8100, ext 7039
WOODS & WOODS, P. A.
Attorneys for the plaintiff
by: /s/ T. Michael Woods
T. Michael Woods
May 9, 16, 2025 25-01360H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-005608
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, vs.
CONRAD C. SCOTT A/K/A CONRAD SCOTT, CATHY L. SCOTT A/K/A CATHY SCOTT, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 29, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com , on June 2, 2025, the following described property:

Lot 6 in Block "D", DEL WEBB`S SUN CITY UNIT NO 1, according to the map or plat thereof as the same is recorded in Plat Book 37, Page 89, of the Public Records of Hillsborough County, Florida

Property Address: 711 INDIAN WELLS AVE, 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.

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

Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-03540 /
CASE NO.: 22-CA-005608
May 9, 16, 2025 25-01318H

SECOND INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
292024CA006160A001HC
DIVISION:
RF -Section I
J.P. MORGAN MORTGAGE ACQUISITION CORP.,
Plaintiff, vs.
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).

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:

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 BOUNDARY 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.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

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.

DATED April 29, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
7178-205115 / SM2
May 9, 16, 2025 25-01350H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-006252
DIV J
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
MARK A. KNAPP, et al.,
Defendants.

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

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

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.

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, 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.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less that seven days. If you are hearing or voice impaired, call 711.

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.

Victor Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
(SEAL) By: Mustafa Divan
DEPUTY CLERK

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, 2025 25-01344H

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.: 24-CA-001030
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.
ROSAURA LUGO; UNKNOWN SPOUSE OF ROSAURA LUGO; FELIPE LUGO A/K/A FELIPE N. LUGO; MV REALTY PBC, LLC,
Defendant(s).

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 Rosaura 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 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:

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.

Property Address: 1712 Village Court, Brandon, Florida 33511

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: 5/2/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
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@mwc-law.com
File No: 23-400254
May 9, 16, 2025 25-01340H

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. 24-CA-005368
LONGBRIDGE FINANCIAL, LLC
Plaintiff, vs.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY L. PATRICK AKA MARY PATRICK AKA MARY LILES PATRICK, DECEASED, et. al.,
Defendants.

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:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:

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 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.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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

DATED this 1st day of May, 2025.
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 / 34407.2017 /
Jean Schwartz
May 9, 16, 2025 25-01319H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-CA-008921
Division: D
TEXAS FLIPCO FINANCIAL, LLC, a Texas Limited Liability Company
Plaintiff vs.
PINK ELEPHANT INVESTMENT PROPERTIES LLC, a Florida Limited Liability Company, et al
Defendants

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:

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

Street address: 1209 E 18th Avenue, Tampa, Florida 33605

Parcel Number: A-07-29-19-4V5-000004-00014.0

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.

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 23, 2025
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, 2025 25-01292H

--- ACTIONS / SALES ---

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. 23-CA-016900
Regions Bank,
Plaintiff, vs.
Elizabeth Phillips, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-016900 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Regions Bank is the Plaintiff and Elizabeth Phillips; John J. Phillips a/k/a John J. Phillips, Jr. a/k/a John Joseph Phillips a/k/a John Phillips; New Falls Corporation; Newspaper Printing Company, Inc. a/k/a Newspaper Printing Company; Xerox Corporation are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 11th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF TRACT 1 IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 17 EAST, KEYSTONE PARK COLONY, LESS THE EAST 18 FEET THEREOF, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT HOOK 5, PAGE 55 OF THE AFORESAID PUBLIC RECORDS. LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN O.R. BOOK 4170, PAGE 1943, AS CORRECTED IN O.R BOOK 4242, PAGE 1465 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND LESS AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED IN O.R BOOK 4170, PAGE 1944, AS CORRECTED IN O.R. BOOK 4203, PAGE 603 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-02-27-17-001-000000-00001.B

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 6th day of May, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F01041
May 9, 16, 2025 25-01365H

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-004588
Mortgage Lenders Investment Trading Corporation d/b/a RP Funding f/k/a R P Funding, Inc,
Plaintiff, vs.
Alan Lane a/k/a Alan D. Lane, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-004588 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Mortgage Lenders Investment Trading Corporation d/b/a RP Funding f/k/a R P Funding, Inc is the Plaintiff and Alan Lane a/k/a Alan D. Lane; Unknown Spouse of Alan Lane a/k/a Alan D. Lane; Technology Credit Union; The Westwood Homeowners Association of Walden Lake, Inc.; Walden Lake Community Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 11th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 53, BLOCK 3, WALDEN LAKE UNIT 30, PHASE 1, SECTION D, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: P-12-29-21-57C-000003-00053.0

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 6th day of May, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00332
May 9, 16, 2025 25-01366H

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-049112
DIV. H
SOUTH CREEK NEIGHBORHOOD ASSOCIATION, INC.
Plaintiff, vs.
LANA BIANCA BEMBOW, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,
Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 17, SOUTH CREEK PHASES 2A, 2B, AND 2C according to the map or plat thereof, as recorded in Plat Book 141, page 247, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 20th day of June 2025.

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 5th day of May, 2025.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #0012798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 /(813) 286-0111 (FAX)
Attorneys for Plaintiff
May 9, 16, 2025 25-01355H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-005447
DIV: O
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
HANSIER MUNOZ MARQUEZ, et al.,
Defendants.

TO: Unknown Party in Possession 1
2602 Arrawana Place
Tampa FL 33614
Unknown Party in Possession 2
2602 Arrawana Place
Tampa FL 33614

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

Lot 17, less the West 300 feet thereof, and the South 15 feet of Lot 18, less the West 200 feet thereof, OREN'S ACRES, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 45, 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, 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 6/3/25 or 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. Clerk of Court address is 800 E. Twiggs St. Rm 101, Tampa, FL 33602.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less that seven days. If you are hearing or voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 28 day of April, 2025.

Victor Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
(SEAL) By: JENNIFER TAYLOR
DEPUTY CLERK

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, 2025 25-01302H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-015245
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
TRUSTEE PARTNERS OF MID FLORIDA, LLC, AS TRUSTEE FOR THE C. CLARK & FAMILY LAND TRUST, U/T/D DATED AUGUST 7, 2019; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated April 22, 2025, entered in Civil Case No.: 23-CA-015245 of 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 TRUSTEE PARTNERS OF MID FLORIDA, LLC, AS TRUSTEE FOR THE C. CLARK & FAMILY LAND TRUST, U/T/D DATED AUGUST 7, 2019; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JOHN DOE, are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 23rd day of June, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 22, BLOCK 5, CYPRESS CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus.

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

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

Dated: May 6, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701 West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
23-50793
May 9, 16, 2025 25-01371H

SECOND 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.: 2024-CA-003779
MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
KIANI N. BOWMAN,
Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 4/29/2025, in Case No.: 2024-CA-003779 of the Circuit Court in and for Hillsborough County, Florida, wherein MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and KIANI N. BOWMAN, et al., is the Defendant. 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 7/2/2025, the following described property set forth in the Final Judgment of Foreclosure:

Lot 4, Block 19, MAGNOLIA PARK CENTRAL, PHASE "B", according to a plat thereof, as recorded in Plat Book 115, Page(s) 218 through 221, 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 25-01354H

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.: 21-CA-007302
LOANCARE, LLC,
Plaintiff, VS.
JAMES E. KEENER; LINA KEENER; UNKNOWN SPOUSE OF JAMES E. KEENER; DISCOVER BANK; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 27, 2022 in Civil Case No. 21-CA-007302, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LOANCARE, LLC is the Plaintiff, and JAMES E. KEENER; LINA KEENER; UNKNOWN SPOUSE OF JAMES E. KEENER; DISCOVER BANK; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on June 30, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN 273.89 FEET WEST AND 30 FEET SOUTH OF THE NE CORNER OF AFORESAID NE 1/4 OF THE SE 1/4 AND RUN SOUTH 230.00 FEET THENCE WEST 180 FEET; THENCE NORTH 230 FEET; THENCE EAST 180 FEET TO THE POINT OF BEGINNING; TOGETHER WITH A 25 FOOT EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN O.R. BOOK 2580, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 6th day of May, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue, Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.05.06 13:19:33-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-1264B
May 9, 16, 2025 25-01375H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-001732
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-7,
Plaintiff, vs.
RICHARD WADDICK A/K/A RICHARD R. WADDICK; LAURA WADDICK; MORTGAGE ELECTRONIC REGISTRATION SYSTEM AS NOMINEE FOR RBS CITIZENS, N.A.; HILLSBOROUGH COUNTY, FLORIDA;
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated February 18, 2025, and entered in Case No. 24-CA-001732, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE UNDER THE INDENTURE RELATING TO IMH ASSETS CORP., COLLATERALIZED ASSET-BACKED BONDS, SERIES 2005-7, is Plaintiff and RICHARD WADDICK A/K/A RICHARD R. WADDICK; LAURA WADDICK; MORTGAGE ELECTRONIC REGISTRATION SYSTEM AS NOMINEE FOR RBS CITIZENS, N.A.; HILLSBOROUGH COUNTY, FLORIDA, are defendants. Victor D. Crist, Clerk of Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash Via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 16TH day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit:

THE EAST 1/2 OF TRACT 8 IN THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 17 EAST, KEYSTONE PARK COLONY, AS RECORDED IN PLAT BOOK 5, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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 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 Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Hearing Impaired 1-800-955-8771; Voice Impaired 1-800-955-8770, email: ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblem pou tande 1-800-955-8771; Vwa ki gen pwoblem 1-800-955-8770; email: ADA@fljud13.org nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this May 5, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH18973-23/sap
May 9. 16, 2025 25-01356H

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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.storagetreasures.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.storagetreasures.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.storagetreasures.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.storagetreasures.com.
B001 - Glenn, Catisha; B043 - Cardoso Cruz, Kevin; B045 - Palacio, Jairo; B094 - Garrett, Genell; B100 - Valavender, Kaitlin; B116 - Gray, Kyler; 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 - Bowens, Isaiah; 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.storagetreasures.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 - Reinheardt, 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 - Guillot, 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.storagetreasures.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, Razjhae; B051 - Judge, Adrian; B053 - Kelly, Mary; B077 - Robinson, Marve; B084 - Kittle, Michael; C007 - MCCREA, Geonna; C018 - Bender, Brittany; C021 - allen, Roleisha; C027 - FLOYD, UNIQUE; C044 - Pepitone, Paula; C076 - Cone, Nicole; C082 - overstreet, Brittney; C113 - Boothe, Andre; C122 - Mcnealy, Netasha; 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, frderick; 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.storagetreasures.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 - Blair, 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.storagetreasures.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.storagetreasures.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 - mcduffie, Lamecia; D009 - porter, Terrion; E001 - wilson, Domon; E002 - Dicarlo, John; E008 - Campos, Jesenia; F002 - Florvil, maguie; F006 - Triana, Yanellys; F010 - wanser, Reniyia; F011 - Dixon, Makisha; F025 - haifa, Nijem; G010 - Ibrahim, Abdulhaleem; G014 - Richardson, Takeshia; G029 - Byron, Anya; G034 - wright, lajoi; G076 - Nelson, Mercedy; H023 - Slayback, John; H031 - leocadia, jeanine; H033 - Godoy, Nicole; H036 - Harris, Rubin; H043 - Robinson, Linda; H044 - Zajac, Michael; H046 - Garza, Moises; H062 - young-lindsey, Chevon; 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.storagetreasures.com.
0130 - Spodar, Derek; 0205 - Archie, Katrice; 0235 - denver, Daniella; 0246 - Escoriaza, 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, Nattonette; 1058 - allen, richard; 1072 - ellis, deyshea; 1080 - Lampley, Stacey; 1119 - Clark, Quaashawn; 1131 - Hymes, 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.storagetreasures.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.storagetreasures.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, Marquita; 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.storagetreasures.com.
1031 - Flippin, Shane; 1126 - Smith, Brittania; 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, Michaella; 2079 - Ziedenweber, Sara; 2085 - Ramnarine, 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.storagetreasures.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, Lebrea; 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.storagetreasures.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

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Business Observer

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 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

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 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

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 1982 Mobile Home, VIN FLFL2BB283203344 (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

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 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

SECOND INSERTION

Notice of Public Sale

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

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Tuesday, May 27, 2025 after 10:00 AM
113 Aimys Martinez
258 Arthur Genereux

May 9, 16, 2025 25-01343H

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 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

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 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

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 1983 Mobile Home, VIN LFL1AC327002145 (Title No. 20053301) and the contents therein, if any, abandoned by LFL1AC327002145 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

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 2005 Mobile Home, VIN GAFL434A774678A33 (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 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 25-01331H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/23/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 CRES mobile home bearing Vehicle Identification Numbers 146M7289A and 146M7289B, and all personal items located inside the mobile home. Last Tenant: Timothy R. Cardwell, Estate of Timothy R. Cardwell, Estate of Victoria Cardwell, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Timothy R. Cardwell and Victoria Cardwell, and Unknown Party in Possession. Sale to be held at: Sunshine Trailer Park, 5302 Glen Harwell Road, Plant City, Florida 33566, (813) 416-5957.

May 9, 16, 2025 25-01377H

-- ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000807
Division B
IN RE: ESTATE OF
RICHARD WILLIAM NOWAK
Deceased.

The administration of the estate of RICHARD WILLIAM NOWAK, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
/s/ Susan Rivers
Susan Rivers
1023 Chandler Snowden Ct.
Ruskin, Florida 33570
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Amy.Morris@TBELC.com
May 9, 16, 2025 25-01293H

THIRD 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

SECOND 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

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 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 25-CP-000704
Division U
IN RE: ESTATE OF
JOHN EUGENE LAYTON,
Deceased.

The administration of the estate of JOHN EUGENE LAYTON deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:
Clerk of the Circuit Court
Probate Division
Post Office Box 1110
Tampa, Florida 33601
The names and addresses of the Personal Representative and the Personal Representative's attorney is set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 9, 2025.

KIMBERLY L. HUEY
3141 Lake Ellen Drive
Tampa, Florida 33618
/s/ Lexy M. Bubley
Lexy M. Bubley, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
May 9, 16, 2025 25-01325H

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 1987 Mobile Home, VIN LFLSE1AH147013509 (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

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-000880
IN RE: ESTATE OF
MIGUEL ANGEL CESE
RODRIGUEZ, SR.,
A/K/A MIGUEL ANGEL CESE,
DECEASED.

The administration of the Estate of Miguel Angel Cese Rodriguez, Sr., a/k/a Miguel Angel Cese, deceased, whose date of death was 12/17/2024, Case Number 25-CP-000880, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

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

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

The date of first publication of this notice is the 9 day of May 2025.

Personal Representative:
Miguel A. Cese Rivera,
10109 N. 19th St. Tampa, FL 33612
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 9, 16, 2025 25-01304H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
JUDICIAL CIRCUIT
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-003091
IN RE: ESTATE OF
ALENE FOLSOM,
Deceased.

The administration of the estate of ALENE FOLSOM, deceased, whose date of death was November 17, 2022, and the last four digits of his social security number are 5311, and whose address was: 1910 Sligh Avenue, Apt. E103, Tampa, FL 33604, is pending in the Thirteenth Judicial Circuit for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602.

The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, May 9, 2025.

Personal Representative:
Brianna Ulabarro
503 E. 11th St
PO Box 329
McCarney, TX 79732
Attorney for Personal Representative
Estate of Alene Folsom
Robert Grad, Esq.
FL Bar # 96363
Osprey Law Firm, P.A.
9500 Koger Blvd N, Suite 112
St. Petersburg, FL 33702
Telephone: (727) 456-8970
E-Mail:robert@ospreylawfirm.com
May 9, 16, 2025 25-01363H

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday
May 21, 2025 @ 10:00 AM.
N-27 Happy Iee
May 9, 16, 2025 25-01373H

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 1987 Mobile Home, VIN LFLSP1AG307012083 (Title No. 44523162) and the contents therein, if any, abandoned by LFLSP1AG307012083 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

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 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

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 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

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 2005 Mobile Home, VIN GAFL434A775188A33 (Title No. 102193010) and the contents therein, if any, abandoned by Mutual Real Estate Trust

On June 5, 2025, at 10:20am at Happy Homes Mobile Home Park, 126 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 25-01336H

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 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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

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

FOURTH INSERTION

NOTICE OF ACTION FOR SERVICE BY PUBLICATION
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR Hillsborough COUNTY, FLORIDA
Case No.: 24-DR-011935
Division: TP
Shilaan Hakky,
Petitioner and
Yahya Kareem Sfayah Alshiblawi
Respondent.

TO: YAHYA KAREEM SFAYAH ALSHIBLAWI
Last Known Address: 8407 N. 46th St., Tampa, FL 33617

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

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

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

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

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

Dated: 4/17/25.

CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ WESLEY TANNER
(Deputy Clerk)

Apr. 25; May 2, 9, 16, 2025
25- 01151H

FOURTH INSERTION

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

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

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

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

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

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

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

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

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

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

LV20890_V5

THIRD 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, 2025 25-01286H

THIRD 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, Naguanagua, 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 White (Gray)	Approximate Weight: 198lbs

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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0976
IN RE: ESTATE OF VILMA SUAREZ
Deceased.

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

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

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

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

The case number and decedent's name are: VILMA SUAREZ, File Number 2025-CP-0976.

The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, Florida. 800 E. Twiggs Street, Tampa, FL 33602.

Date of death of the decedent is: 01/03/2025.

The date of first publication of this notice is: May 9, 2025.

The second week of publication is: May 16, 2025.

Personal Representative(s):
Micheal Garcia.
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 250-2990
May 9, 16, 2025 25-01324H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 24-CP-000438
IN RE: ESTATE OF MAXWELL GRAHAM GARLIK,
Deceased.

The Petition for Summary Administration of the Estate of Maxwell Graham Garlik, deceased, whose date of death was 1/30/2023, Case Number 2024-CP-000438, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

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

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

The date of first publication of this notice is the 9 day of May 2025.

Petitioner:
Joseph Garlik,
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Petitioner
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 9, 16, 2025 25-01353H

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/23/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2021 CHAM mobile home bearing vehicle identification number FL26100PHA103652A and FL26100PHA103652B, and all personal items located inside the mobile home. Last Tenant: Juan E. Figueroa and Fania Figueroa. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

May 9, 16, 2025 25-01378H

SECOND 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001421
IN RE: ESTATE OF GEOFFREY A. WASSMUTH A/K/A GEOFFREY ALLAN WASSMUTH
Deceased.

The administration of the estate of GEOFFREY A. WASSMUTH A/K/A GEOFFREY ALLAN WASSMUTH, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
PRUDENCE STEPP
427 River Front Drive
Defiance, Ohio 43512
Attorney for Personal Representative:
Michael D. Cavonis, Attorney
Florida Bar Number: 1038725
DeLoach, Hofstra & Cavonis, P.A.
8640 Seminole Boulevard
Seminole, FL 33772
Telephone: (727) 397-5571
Fax: (727) 393-5418
Email: mcavonis@dhclaw.com
Secondary Email:
rbrandt@dhclaw.com
May 9, 16, 2025 25-01380H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001107
IN RE: ESTATE OF PAMELA GAY ROCK a/k/a Pamela Rock,
Deceased.

The administration of the Estate of Pamela Gay Rock a/k/a Pamela Rock, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Amy Lynn Waldron
113 Old Mill Pond Apt. 5
Grand Ledge, Michigan 48837
Attorney for Personal Representative:
Cyrus Malhotra, Esq.
Attorney for Personal Representative
Florida Bar Number: 0022751
THE MALHOTRA LAW FIRM, P.A.
3903 Northdale Blvd., Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary:
cortney@FLprobatesolutions.com
May 9, 16, 2025 25-01362H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001340
Division Probate
IN RE: ESTATE OF BRITTANY M. MAGEE a/k/a BRITTANY MAGEE
Deceased.

The administration of the estate of BRITTANY M. MAGEE a/k/a BRITTANY MAGEE, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 9, 2025.

Personal Representative:
GREGORY REED
c/o Jenna Kyle Meltzer, Esq.
802 11th Street West
Bradenton, Florida 34205
Attorney for Personal Representative:
JENNA KYLE MELTZER, Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
5134170v1
May 9, 16, 2025 25-01303H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001307
IN RE: ESTATE OF ELAINE A. CORRY,
Deceased.

The administration of the estate of Elaine A. Corry, deceased, whose date of death was September 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.

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Brian W. Corry, Jr.
2717 Villa Drive
Valrico, FL 33596
Attorney for Personal Representative:
David A. Hernandez, Esquire, LL.M.
FBN 1055228
The Hernandez Law Firm, P.A.
28059 U.S. Highway 19 N, Suite 101
Clearwater, FL 33761
Telephone: (727) 712-1710
Primary email:
david@thehernandezlaw.com
Secondary email:
eservice1@thehernandezlaw.com
May 9, 16, 2025 25-01361H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-791
Division A
IN RE: ESTATE OF BRENDA THOMAS-HUFFER, A/K/A BRENDA KAY THOMAS, A/K/A BRENDA K. THOMAS, A/K/A BRENDA K. HUFFER
Deceased.

The administration of the estate of Brenda Thomas-Huffer, deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
/s/Tim R. Huffer
Tim R. Huffer
12707 Royal George Ave.
Odessa, Florida 33556
Attorney for Personal Representative:
/s/Richard A. Venditti
Richard A. Venditti
Florida Bar Number: 280550
500 East Tarpon Avenue
Tarpon Springs, FL 34689
Telephone: (727) 937-3111
Fax: (727) 938-9575
Email: Richard@tarponlaw.com
Secondary E-Mail:
Celeste@tarponlaw.com
May 9, 16, 2025 25-01358H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001453
Division A
IN RE: ESTATE OF PATRICIA DIBERARDINO,
Deceased.

The administration of the estate of PATRICIA DIBERARDINO, deceased, whose date of death was November 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025

ANN DIBERARDINO
Personal Representative
2005 Cypress Dr.
Danbury, CT 06811
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
May 9, 16, 2025 25-01345H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001345
Division: Probate
IN RE: ESTATE OF RONALD JAMES KURPIERS, II,
Deceased.

The administration of the estate of RONALD JAMES KURPIERS, II, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 442, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.211 of the Florida Statutes.

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

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

The date of first publication of this notice is May 9, 2025.

HEIKE BYBEE
Personal Representative
5748 43rd Ct E
Bradenton, Florida 34203
STEPHEN J. PUTNOKI-HIGGINS
Attorney for Personal Representative
E-mail: stephen.higgins@stinson.com
Secondary e-mail:
kcm.LSSTeam2@stinson.com
Fla. Bar No. 0121646
STINSON LLP
100 S. Ashley Dr., Ste. 500
Tampa, Florida 33602-5301
Telephone: (813) 534-7551
Facsimile: (813) 534-7338
May 9, 16, 2025 25-01357H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003748
Division Probate
IN RE: ESTATE OF NORMAN CORNELIUS MCCOWIN JR
Deceased.

The administration of the estate of Norman Cornelius McCowin Jr, deceased, whose date of death was May 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Norma Josette McCowin
51 Windwhisper Lane
Annapolis, Maryland 21043
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
May 9, 16, 2025 25-01326H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000804
Division A
IN RE: ESTATE OF GISELA R. MCMANUS
Deceased.

The administration of the estate of Gisela R. McManus, deceased, whose date of death was August 21, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 9, 2025.

Personal Representative:
Brenda G. DeMott
7702 Delta Queen Lane
Tampa, Florida 33637
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Amy.Morris@TBELC.com
May 9, 16, 2025 25-01323H

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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 TAMPA'S 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000738
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
CHENARD DAVID BRYANT, et al.,
Defendant.
To: CHENARD DAVID BRYANT, 10833 ROCKLEDGE VIEW DR., RIVERVIEW FL 33579
UNKNOWN SPOUSE OF CHENARD DAVID BRYANT, 10833 ROCKLEDGE VIEW DR., RIVERVIEW FL 33579
SHANE CHRISTOPHER BRYANT, 10833 ROCKLEDGE VIEW DR, RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF SHANE CHRISTOPHER BRYANT, 10833 ROCKLEDGE VIEW DR, RIVERVIEW, FL 33579
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 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

SECOND 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 written 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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-005365
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS IN DIVIDUAL 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

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.: 24-CA-004207
GITSIT SOLUTIONS, LLC, FKA KONDAUR CAPITAL, LLC,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, 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, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED G. SCHOONMAKER, DECEASED, ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, 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, ACCORDING 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

SECOND 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 that 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

SECOND 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