

Public Notices



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MAY 23 - MAY 29, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF CHANGE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that the June regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the “**District**”) has been changed to Thursday, June 5, 2025, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

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

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

District Manager May 23, 2025	25-01442H
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FIRST INSERTION
ENCORE COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the “Board”) of the Encore Community Development District (the “District”) will hold a special meeting of the Board of Supervisors on June 5, 2025, at 4:00 p.m. at The Ella at Encore., located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Encore Community Development District Stephanie DeLuna, District Manager May 23, 2025	25-01443H
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FIRST INSERTION
NOTICE OF AUDIT REVIEW COMMITTEE MEETING BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Bahia Lakes Community Development District will hold a special meeting on June 09, 2025, at 5:45 p.m. at the Firehouse Cultural Center, located at 101 P1 Avenue NE, Ruskin, FL 33570. **There will be an Audit Committee meeting prior to the start of the Board of Supervisors’ meeting.** The Audit Committee will review, discuss, and recommend an auditor to provide audit services to the District for Fiscal Years 2025, 2026, 2027, and 2028.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Ruben Durand, District Manager May 23, 2025	25-01444H
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FIRST INSERTION
PUBLIC NOTICE
Stellar Development, Inc is soliciting the participation of Hillsborough County Certified Minority Business, in response to the Hillsborough County minority requirements for the following project:

Southside Library Renovations & Southside Library Restroom Renovations	
Pricing must be received by May 30, 2025 @ 5:00 PM	
Any minority firms interested in participating in this project are requested to contact Stellar Development, Inc. at www.stellargc.com or email brian@stellargc.com .	
The firms and services requested include, but are not limited to, the following: Selective demolition; new partitions, interior storefront assemblies, new finishes, remediation of existing shelving, remediation of MEP systems, new AV system, and new security systems, etc.	
May 23, 2025	25-01507H

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

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on June 12, 2025, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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

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

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

Ruben Durand, District Manager May 23, 2025	25-01445H
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FIRST INSERTION
Amended Notice of Meetings Fiscal Year 2024/2025 Highlands Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Highlands Community Development District shall be held at 6:00 p.m. at the Ayersworth Glen Clubhouse located at 11102 Ayersworth Glen Blvd, Wimauma, Florida 33598. The meeting dates are as follows:

June 18, 2025
July 16, 2025
August 20, 2025
September 17, 2025

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 566-1935. 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), who can aid you in contacting the District Office.

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

May 23, 2025	25-01466H
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FIRST INSERTION
WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Wynnmere East Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal year ending September 30, 2025, with an option for two (2) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

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

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

Proposers must provide one (1) hard copy **and** one (1) digital copy of their proposal to Stephanie DeLuna (or by email sdeluna@rizzetta.com) (“**District Manager**”), in an envelope marked on the outside “Auditing Services, Wynnmere East Community Development District.” Proposals must be received by 12:00 p.m. on Friday, July 18, 2025, at the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa FL 33614. Please direct all questions regarding this Notice to the District Manager, 813-533-2950.

Stephanie DeLuna, District Manager May 23, 2025	25-01454H
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FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE	ADVERTISEMENT OF SALE
Notice is hereby given that on 06/18/2025 at 11 am the following vessels may be sold at public sale for storage charges to Florida Statute 328.17 tenant UMBRELLA FACTOR owner Jamil Shafi David Kuhnke 1996 Regal Hin # RGMJM181E696 FL9011KA Title: 0001968396 Tenant TAMARA M DAVIS / SCOTT P DAVIS Lien Holder BANK OF THE WEST 2015 Sea Ray Hin # SERV3310D515 FL0623RE Title: 0123932284 sale to be held at PORT 32 TAMPA LLC /D/B/A PORT 32 TAMPA HARBOUR 5200 W TYSON AVENUE TAMPA, FL 33611 vessels may be released prior to the Sale. PORT 32 TAMPA LLC /D/B/A PORT 32 TAMPA HARBOUR reserves the right to accept /reject any or all bids	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. ; Pluguez, Bryan CRUTCHES, SUITCASES, BAR STOOLS, FURNITURE, MATTRESS, BED FRAME, FLAT SCREEN TV, BOXES, TOTES, BAGS, MISC ITEMS, FLOOR SCRUBBER Sale is subject to cancellation in the event of settlement between owner and obligated party.
May 23, 30, 2025	May 23, 30, 2025
25-01476H	25-01451H

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. ; Pluguez, Bryan CRUTCHES, SUITCASES, BAR STOOLS, FURNITURE, MATTRESS, BED FRAME, FLAT SCREEN TV, BOXES, TOTES, BAGS, MISC ITEMS, FLOOR SCRUBBER Sale is subject to cancellation in the event of settlement between owner and obligated party.	
May 23, 30, 2025	25-01451H

FIRST INSERTION
INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids to furnish, install, and commission fourteen (14) Essence HVLS ceiling fans at Raymond James Stadium.

BID #24-18
Main Concourse Fans, Raymond James Stadium.

MANDATORY PRE-BID CONFERENCE
Monday, June 2, 2025 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Thursday, June 12, 2025 not later than 10am

Bid packages will be available for distribution on Friday, May 16, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 9th Day of May, 2025.	/s/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY 25-01450H
May 23, 2025	

FIRST INSERTION
NOTICE OF PUBLIC SPECIAL MEETING FOR SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold a special meeting on Tuesday, June 3, 2025, at 11:00 a.m., at the offices of Rizzetta & Company located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business that may properly come before it.

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

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

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

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

South Shore Community Development District Stephanie DeLuna, District Manager May 23, 2025	25-01446H
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FIRST INSERTION
MANGROVE MANOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Mangrove Point and Mangrove Manor Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

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

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 & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://mangrovepointandmangrovenoredd.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, 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 23, 30, 2025	25-01500H
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PUBLIC SALES

FIRST INSERTION

Public Notice
Effective June 14, 2025, Angelina David, MD, will no longer be practicing medicine at WellMed.

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

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

May 23, 30; Jun. 6, 13, 2025

25-01458H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JUNE 30, 2025
AUTOMATIC MULTICONCEPT
7004 CAUSEWAY BLVD
2017 CHEV IGNSCAKC2HR224950 \$6227.44
INFINITY AUTOMOTIVE SOLUTIONS LLC
1507 W BRANDON BLVD 2000
BMW WBAAM3339YFP66850 \$3182.86

May 23, 2025

25-01495H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Holland Fiberglass located at 9524 N. Trask Street, in the County of Hillsborough in the City of Tampa, Florida 33624 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hillsborough, Florida, this 14 day of May, 2025.
Sonny Dayz, LLC

May 23, 2025

25-01460H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Lynda Werre will engage in business under the fictitious name INK & EMBER PAPERIE, with a physical address 3109 CLOVEWOOD PLACE SEFFNER, FL 33584, with a mailing address 3109 CLOVEWOOD PLACE SEFFNER, FL 33584, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 23, 2025

25-01471H

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 06/27/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.
JTJHT00W013509663
2001 LEXS LX
KMHTC6AE6DU164249
2013 HYUN VELOSTER TURBO
JTDKN3DU2E1837133
2014 TOYOTA PRIUS
4T3Z2A3BBXAU028065
2010 TOYT VENZA
JT3HT05J6Y0084806
2000 TOYT LCW
19XFB2F55DE062767
2013 HOND CIV
4T1BF1FK9CU072913
2012 TOYT CBA

May 23, 2025

25-01501H

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 Integrity Payroll Solutions located at 4400 W Spruce St 467, in the County of Hillsborough, in the City of Tampa, Florida 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 20th day of May, 2025.
INTEGRITY PAYROLL CONSULTING LLC

May 23, 2025

25-01496H

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FIRST INSERTION

Public Notice
Effective June 13, 2025, Amanda Dailey, MD, will no longer be practicing medicine at WellMed.

Patients of Dr. Dailey may continue care at WellMed at Apollo Beach.

Patients can obtain copies of their medical records at:
WellMed at Apollo Beach
415 Apollo Beach Blvd.
Apollo Beach, FL 33572
Phone: 1-813-645-8494
Fax: 1-813-645-0912

May 23, 30; Jun. 6, 13, 2025

25-01459H

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 HLB Be Happy located at 19823 Wyndham Lakes Dr, in the County of Hillsborough, in the City of Odessa, Florida 33556 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Odessa, Florida, this 16th day of May, 2025.
HAPPINESS LOOKS BEAUTIFUL LLC

May 23, 2025

25-01470H

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 ktroniservices located at 4830 W Kennedy Blvd, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 15th day of May, 2025.
KCTRONIXS, LLC

May 23, 2025

25-01461H

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 Radiant Skin Spa located at 19013 N Dale Mabry Hwy in the City of Lutz, Hillsborough County, FL 33548 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 18th day of May, 2025.
Tampa Sugaring Radiant Skin LLC
Hasan Najjar

May 23, 2025

25-01473H

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/06/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2006 HRT0 mobile home bearing Vehicle Identification Number H182847G and all personal items located inside the mobile home. Last Tenant: Manuel DeJesus Barahona Perez, Roberto Nordet Herrera, Unknown Party in Possession #1 n/k/a Unknown Party or Parties in Possession, and Unknown Party in Possession #2 n/k/a Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.

May 23, 30, 2025

25-01491H

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 Flexsmash Fitness located at 1211 East Kennedy Blvd, Unit 525 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of May, 2025.
Philip R Hughes

May 23, 2025

25-01481H

FIRST INSERTION

Fictitious Name Notice - U-Haul Moving and Storage at Gandy Blvd
Notice is hereby given that U-Haul Co. of Florida, desiring to engage in business under the fictitious name of U-Haul Moving and Storage at Gandy Blvd located at 2721 N. Central Ave. Phoenix, AZ 85004 intends to register the said name in Hillsborough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 23, 2025

25-01456H

FIRST INSERTION

INVITATION TO SUBMIT STATEMENTS OF QUALIFICATIONS
Donica Receivship Services LLC, at 301 W. Platt Street, PMB A-410, Tampa, Florida 33606, issues Public Notice of the solicitation of Statements of Qualifications (SOQs) from qualified and experienced firms (“Respondents”) to provide construction and related services necessary for the permanent closure of the Piney Point Phosphogypsum Stack System (the “Project”) in Palmetto, Manatee County, Florida.
Receiver Solicitation Number 2025 - 0008
Site Location: 13500 Scale Avenue, Palmetto, Florida 34221
Geo Coordinates: 27° 38' 6.5" N, 82° 32' 4.7" W (approximate)
Submissions Due: Friday June 6, 2025, Not Later Than 4:30 Pm (EDT).

All Dates/Times are UTC/GMT - 4:00 hours (Eastern Daylight Time), Palmetto, Florida, USA.

This solicitation is the initial phase of a two-step procurement process. Only Respondents considered qualified under this SOQ will be invited to participate in subsequent Invitations to Bids and/or Requests for Proposals for the performance of the work.
SOQ Packages will be available on Monday May 19, 2025, after 11:00 AM (EDT) from the Receiver's website. All Respondents must register at the website to receive the SOQ Package. The website address is: https://www.pineypointreceivship.com/
Donica Receivship Services, LLC is requesting Statements of Qualifications (SOQs) from responsible contractors with demonstrable experience in phosphogypsum stack closure construction to support its upcoming project needs. A brief description of the Project is provided for the contractors' convenience, while detailed information and requirements will be included in the SOQ Package. If you are interested and able to meet the qualifications outlined in the attached Contractor Prequalification Requirements, Donica Receivship Services, LLC welcomes the submission of your SOQ for consideration.
Brief Description:
The Piney Point Phosphogypsum Stack System(the “Stack System”) has four partially closed phosphogypsum compartments.
Phosphogypsum is a byproduct of fertilizer production. On August 25, 2021, the Manatee Circuit Court entered an order appointing Herbert R. Donica as a Receiver to take control of the Stack System and oversee its final closure. The purpose of the Receivship is to remove the pond water inventory, maintain, repair, and permanently close the Stack System so that it is no longer a threat to public safety and the environment. This SOQ is for the closure of the three remaining former phosphogypsum stack compartments as described below.

The State of Florida and the Federal government provide the funding for this work. All work performed must comply with all State and Federal rules and regulations including, but not limited to, procurement rules and regulations, Davis-Bacon wage requirements, and Environmental Protection Agency rules

and regulations. All work must comply with the Florida Administrative Code.
FACILITY DESCRIPTION:
The Piney Point Stack System is an inactive 393-acre phosphogypsum stack system and is configured with three remaining to be closed compartments:
1.) New Gypsum Stack-North (“NGSN”), about 34 acres;
2.) New Gypsum Stack-South (“NGSS”), about 72 acres;
3.) Old Gypsum Stack-North (“OGSN”), about 36 acres.
All three compartments are required to be lined and closed pursuant to the Order Approving Conceptual Closure Plan (OGC File No. 22-0468) issued by the Florida Department of Environmental Protection (the “FDEP”) on March 30, 2022, under Phosphogypsum Management Rules F.A.C. 62-673.
The Receiver intends to engage in the procurement of the work to complete the tasks needed to close the Stack System through Invitations to Bid or Requests for Proposals from the Respondents deemed qualified pursuant to this SOQ (“Qualified Respondents”).
Components of the Project may include:
1. Closure of NGS-N (Area 3 Geotubes field),
2. Closure of the southern end of OGS-N (Area 1 Geotubes field),
3. Closure of the northern end of OGS-N compartment,
4. Closure of the northern end of NGS-S compartment,
5. Closure of the southern end of NGS-S compartment,
6. Extend the relief ditch north of the NGS-S, and
7. Other projects (to be identified).
Qualified Respondents may pursue multiple components of the Project or individual components in single Bid Packages or Requests for Proposals (the Receiver retains discretion toward, one, all, or more than one of the Project components to a Qualified Respondent(s)). The selected Qualified Respondent(s) shall provide these services for Herbert R. Donica, the Court Appointed Receiver, on a lump sum or a time and materials not-to-exceed basis. Projected starting and ending dates will be disclosed in the Bid Package or Requests for Proposals.
Please read the entire SOQ Package and submit an SOQ for evaluation in accordance with the instructions. Inexperienced Respondents that do not conform to the SOQ Package and requirements will not be considered.
The Receiver reserves the right to reject any submission, to waive irregularities and accept the submission, which in the judgment of the Receiver, is found to be in its best interest.
Dated at Tampa, Florida this 16th day of May 2025.
HERBERT R. DONICA, RECEIVER
301 W. Platt Street, PMB A-410
Tampa, FL 33606
Telephone: (813) 878-9790
Facsimile: (813) 878-9746
Email: Herb@PineyPoint.org
By: /s/ Herbert R. Donica
Herbert R. Donica, Receiver
May 23, 2025

25-01486H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
Notice is hereby given that on 06/17/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: CT AUTOMOTIVE LLC Tel #: 813-697-1791 MV #: MV111971 1GKKNXLSOKZ202808 2019 GMC 18102.46 Location: 1209 OLD HOPEWELL RD UNIT C4, TAMPA, FL 33619 / Name: QUINT GARAGE LLC Tel #: 813-697-1791 MV #: MV112614 2G1WB5E36E1147514 2014 CHEV 2409.83 Location: 6539 W HILLSBOROUGH AVE TAMPA, FL 33634 / Name: FONTENANCY AUTO REPAIR LLC Tel #: 813-697-1791 MV #: MV112428 3C6TRVC-G4EE109883 2014 RAM 6210.89 3GCPWBEH1LG240519 2020 CHEV 14910.96 W1N0J8EB6MF892465 2021 MERZ 18921.17 7MUBAAAGXRRV082942 2024 TOYT 15376.49 JN1BJ1CRXJW293610 23018 NISS 7393.88 Location: 9808 BAY ST, TAMPA, FL 33635 / Name: VISBAL BODY SHOP INC Tel #: 813-697-1791 MV #: MV104591 5XYP64GC3RG523637 2024 KIA 12945.19 3GNKBCR42RS127985 2024 CHEV 12807.26 3TMAZ5CN2NM168337 2022 TOYT 14867.32 Location: 9254 LAZY LN TAMPA, FL 33614 / Name: CACHIMBA BODYSHOP LLC Tel #: 813-697-1791 MV #: MV113891 3N1AB8CV7LY231141 2020 NISS 9065.89 W1K5J4HB1PN354998 2023 MERZ 17582.24 Location: 9246 LAZY LNTAMPA, FL33614/Name: GIRVAN &SON AUTO INC. Tel #: 813-697-1791 MV #: MV92474 PC0807FM204975 1985 HOND 2793.90 Location: 1209 OLD HOPEWELL RD #B3, TAMPA, FL 33619

May 23, 2025

25-01474H

FIRST INSERTION

Public Notice
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 912477 from Linder Industrial Machinery at 1601 S. Frontage Rd Suite #1, Plant City, FL. Application received: 02/26/2025. Proposed activity: Machinery Sales and Maintenance. Project name: Linder Industrial. Project size: 16.15 acres. Location: Section(s) 21 Township 28 South, Range 22 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the “Application & Permit Search Tools” function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1 (800) 836-0797, TDD only 1 (800) 231-6103.

May 23, 2025

25-01475H

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 SQUAD located at 400 N Tampa St STE 1550 #518128, in the County of Hillsborough, in the City of Tampa,

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001709
IN RE: ESTATE OF FRANK J. DERANGO a/k/a FRANK DERANGO a/k/a FRANK JOHN DERANGO, Deceased.
The administration of the estate of Frank J. DeRango a/k/a Frank DeRango a/k/a Frank John DeRango, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The file number for the estate is 25-CP-001709. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorneys are set forth below.
All creditors of the Decedent and other persons having claims or demands against the Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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 Co-Personal Representatives have 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,

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-001611
IN RE: ESTATE OF ROBERT JOSEPH JACOBSON Deceased.
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
The administration of the estate of ROBERT JOSEPH JACOBSON, deceased, File Number 25-CP-001611, 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 are set forth below.
Gregory A. Gargula
4734 Windflower Cir.
Tampa, FL 33624
The name and address of the attorney of the personal representative are:
Natalia Ouellette-Grice, Esq.
LCO Law LLC
2901 W. Busch Blvd, Ste 805
Tampa, FL 33618
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All persons of whom this notice is served and who have objections that challenge the validity of the will, the qualifications of the petitioner, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All creditors of the decedent and

Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 15th day of May, 2025.
STAFF AUG INC.

May 23, 2025

25-01455H

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 23, 2025.
Co-Personal Representatives:
DANIEL R. DERANGO
86 Eastwind Lane
Maitland, Florida 32751
DONNA D. COLBY
477 Lucerne Ave.
Tampa, FL 33606
TAYLOR R. HESS
Florida Bar No.: 95726
Primary E-mail: thess@trenom.com
Secondary E-mail: chopper@trenom.com
TRENAM, KEMKER, SCHARF, BARKIN FRYE O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601-1102
Telephone: (813) 227-7480
Attorneys for Co-Personal Representatives
May 23, 30, 2025

25-01506H

any other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.
The date of the first publication of this Notice is May 23, 2025.
/s/ Natalia Ouellette-Grice
Natalia Ouellette-Grice, Esq.
LCO Law LLC
2901 W. Busch Blvd, Ste 805
Tampa, FL 33618
(813) 480-2106
natalia@lcolawfl.com
LegalAdmin@lcolawfl.com
Attorney for Petitioner
Fla. Bar No. 68905
File 2983-PFA
May 23, 30, 2025

25-01509H

SAVE TIME

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

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, STATE
OF FLORIDA PROBATE,
GUARDIANSHIP, MENTAL
HEALTH AND TRUST DIVISION
FILE NO: 25-CP-000642
IN RE: ESTATE OF
LYNN FARIES,
Deceased.

The administration of the Estate of LYNN FARIES, deceased, whose date of death was January 28, 2025, File Number 292025CP000642A001HC, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

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

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

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

The date of first publication of this notice is the 23 day of May, 2025.

CLARA ALLAN
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 352-2708
gerald@hemness.com
May 23, 30, 2025 25-01448H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2025-CP-000523
IN RE: ESTATE OF
WILLIAM ALLEN CLAY,
Deceased.

The administration of the Estate of WILLIAM ALLEN CLAY deceased, whose date of death was 11/22/2024, Case Number 2025-CP-000523, 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 23 day of May 2025.

Personal Representative:
ROSAURA MORA,
8257 Swann Hollow Drive
Tampa, FL 33647
Attorney for Personal Representative:
RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder,
PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
May 23, 30, 2025 25-01505H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001564
IN RE: ESTATE OF
DOUGLAS ALAN FLAY,
Deceased.

The administration of the estate of DOUGLAS ALAN FLAY, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Susan Fields
6248 Sturgis Street
Englewood, FL 34224
Attorney for Personal Representative:
C. Hunter Rawls
BATTAGLIA, ROSS, DICUS &
McQUAID, P.A.
5858 Central Avenue
St. Petersburg, FL 33701
(727) 381-2300
FBN: 59432
Primary Email: hrawl@brdwlaw.com
Secondary Email:
mflah@brdwlaw.com
May 23, 30, 2025 25-01488H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003836
Division PROBATE
IN RE: ESTATE OF
ROBERT EDWARD GILLIAM, SR.
Deceased.

The administration of the estate of ROBERT EDWARD GILLIAM, SR., deceased, whose date of death was June 2, 2024; File Number 24-CP-003836, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 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 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 23, 2025.

ELIZABETH GILLIAM
Personal Representative
16112 Vanderbilt Dr.,
Odessa, FL 33556
WILLIAM K. LOVEFACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
May 23, 30, 2025 25-01453H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-001147
DIVISION B
IN RE: ESTATE OF
HENRY VERNON BARCHARD,
Deceased.

The administration of the Estate of HENRY VERNON BARCHARD, deceased, whose date of death was March 10, 2025, File Number 25-CP-001147, is pending in the Circuit Court for Hillsborough, County, Florida, Probate Division, the mailing 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OF MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is: May 23, 2025.

LARA ANN BARCHARD
Personal Representative
3014 Lake Ellen Lane
Tampa, FL 33618
/s/ Keathel W. Chauncey
Keathel W. Chauncey, Esq.
Attorney for Personal Representative
Florida Bar No. 68461
Fresh Legal Perspective, PL
6930 W. Linebaugh Avenue
Tampa, Florida 33625
813-448-1042
Service@FLPLawFirm.com
KChauncey@FLPLawFirm.com
May 23, 30, 2025 25-01449H

FIRST INSERTION

SECOND AMENDED
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-001762
Section: A

CLYDE ALLAUGH,
Plaintiff, vs.
ANITA MILLAN, a/k/a ANITA
YVONNE MILLAN and ANITA
YVONNE DARLING; STEPHEN
PAUL DARLING; and ANY AND
ALL UNKNOWN PARTIES,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure of Equitable Lien dated January 28, 2025, and entered in 23-CA-001762 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CLYDE ALLAUGH is the Plaintiff and ANITA MILLAN, a/k/a ANITA YVONNE MILLAN and ANITA YVONNE DARLING; STEPHEN PAUL DARLING; and ANY AND ALL UNKNOWN PARTIES, are the Defendants. After giving notice as required by Section 45.031, Florida Statutes, Victor Crist, as Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com beginning at 10:00 a.m. on JULY 7, 2025, the following described property, as set forth in said Final Judgment, to wit:

A ONE-HALF UNDIVIDED INTEREST IN THE FOLLOWING REAL PROPERTY: SITE NO. 36, BLOCK 2, OF BAY HILLS VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OR BOOK 4525, PAGE 342, ALL ATTACHMENTS AND AMENDMENTS THERETO AND ACCORDING TO THE CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 63, AND CONDOMINIUM PLAT BOOK 8, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UN-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 25-CP-001582
Division B
IN RE: ESTATE OF
BARBARA LEAHY,
Deceased.

The administration of the estate of BARBARA LEAHY 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:

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 are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 23, 2025.

MICHAEL K. LEAHY
2544 N. Dover Road
Dover, Florida 33527
/s/ Lexy M. Bubley-Creighton
Lexy M. Bubley-Creighton, 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 23, 30, 2025 25-01499H

FIRST INSERTION

DIVIDED INTEREST IN THE
COMMON ELEMENTS AS
STATED IN SAID DECLARATION
OF CONDOMINIUM TO BE
APPURTENANT TO THE
ABOVE CONDOMINIUM SITE,
TOGETHER WITH A 1986
56X26 WOODHAVEN
MOBILE HOME WITH ID#
GDOCFL088611501A & B,
PIN: U-10-28-20-24R-000002
-00036.0,
Property Address: 10525 Bay
Hills Circle, Thonotosassa, Florida
33592

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
AMERICANS WITH DISABILITY ACT: 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, as 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, Florida 33602. Please review the FAQ's for answers to many questions. You may contact the Administrative Office of the Court's ADA Coordinator by letter, telephone or email: Administrative Office of the Courts, Attention: ADA Coordinator, 811 E. Twiggs St., Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated this 19th day of May 2025.
EGGERT FITZPATRICK
/s/ Scott W. Fitzpatrick, Esq., B.C.S.
Scott W. Fitzpatrick, B.C.S.
Florida Bar No. 0370710
scott@eggfitz.com - Email
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 634-5425 - Telephone
(813) 633-3397 - Telecopier
Attorneys for Plaintiffs
May 23, 30, 2025 25-01492H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-000156
IN RE: ESTATE OF
LIZABETH KING VECERA
Deceased.

The administration of the estate of Elizabeth King Vecera, deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 23, 2025.

Personal Representative:
/s/ John T. King
ID yz9s18fy4GUnELKFYBVFPkxw
JOHN T. KING
5003 Chattam Lane
Tampa, Florida 33624
Attorney for Personal Representative:
/s/ Lori Vella
ID f5t2YUtpQYDtNRh9X2cRgxE
LORI VELLA
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 North Dale Mabry Highway
Suite 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: AttorneyLori@lorivella.com
May 23, 30, 2025 25-01462H

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 292025CP001389A001HC
IN RE: ESTATE OF
WILLIAM A. DUNN
Deceased.
NOTICE TO CREDITORS

The administration of the estate of William A. Dunn, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representatives' attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024-CP-4046
IN RE: ESTATE OF
TEMETRIS CECILIA
ANDERSON-COWARDS,
Deceased.

The administration of the estate of TEMETRIS CECILIA ANDERSON-COWARDS, deceased, whose date of death was July 27, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the 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 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 23, 2025.

Personal Representative:
RODGER COWARDS
1805 French Creek Road
Apartment 10
Tampa, Florida 33613
Attorney for Personal Representative:
DANIELLE WHITE, ESQUIRE
Florida Bar Number: 1035906
Veliz Katz Law
630 North Wymore Road, Suite 330
Maitland, FL 32751
Telephone: (407) 849-7072
Fax: (407) 849-7075
E-Mail: velizkatz@velizkatzlaw.com
Secondary E-Mail:
jearle@velizkatzlaw.com
May 23, 30, 2025 25-01463H

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 23, 2025.

Personal Representatives:
David E. Dreyer
309 SE Osceola Street, Suite 350
Stuart, Florida 34994
Thomas E. Beach
25 Fourth Avenue S.
Naples, Florida 34102
Attorney for Personal Representatives:
Theodore S. Kypreos, Attorney
Florida Bar Number: 571131
JONES FOSTER P.A.
505 South Flagler Drive, Suite 1100
West Palm Beach, FL 33401
Telephone: (561) 659-3000
Fax: (561) 650-5300
E-Mail: tkypreos@jonesfoster.com
Secondary E-Mail:
bramos@jonesfoster.com
May 23, 30, 2025 25-01465H

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

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.

198237_V12

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO: 24-CP-004025
IN RE: ESTATE OF
EMILY LOUISE BRAZEAL
a/k/a EMILY L. BRAZEAL,
Deceased.

The administration of the estate of EMILY LOUISE BRAZEAL a/k/a EMILY L. BRAZEAL, 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:

Clerk of Court
Probate Division
800 E. Twiggs Street
Tampa, FL 33602

The names and addresses of the personal representative[s] and the personal representative['s/s'] attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

LINDA S. FAUCETT
Personal Representative
Elizabeth Moneymaker, Esq.
Liz Moneymaker, P.A.
Florida Bar Number: 885851
3833 Central Avenue
St, Petersburg, FL 33713
Phone: (727) 231-1540
Fax: (941) 751-0127
Email: liz@lizmoneymakerlaw.com
Secondary:
assistant@lizmoneymakerlaw.com
May 23, 30, 2025 25-01489H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Hillsborough COUNTY
PROBATE DIVISION
File No. 25-CP-001631
Division A
IN RE: ESTATE OF
Elvira C. Machado, a/k/a
Elvira Da Conceicao Liberato
Saavedra Machado
Deceased.

The administration of the estate of Elvira C. Machado, also known as Elvira Da Conceicao Liberato Saavedra Machado, deceased, whose date of death was April 6th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23rd, 2025

Personal Representative:
Maria Luis Ruiz
6230 Twin Bridges Dr
Zephyrhills, FL 33541
Russell R. Winer, Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
May 23, 30, 2025 25-01498H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 25-CP-001484
Division B
IN RE: ESTATE OF
CAROLYN MIDKIFF STRANGE
Deceased.

The administration of the estate of CAROLYN MIDKIFF STRANGE deceased, whose date of death was September 30, 2024, 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 are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 23, 2025.

JAMES R. STRANGE
3762 James Hill Circle
Hoover, AL 35226
KATHERINE S. BURKE
3860 San Marcos Court
Newbury Park, CA 91320
JOANNA C. STRANGE
3312 Barker Avenue
Bronx, NY 10467
/s/ Lexy M. Bubley-Creighton
Lexy M. Bubley-Creighton, 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 23, 30, 2025 25-01490H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001708
IN RE: ESTATE OF
JOHN ANTHONY CANTO,
Deceased.

The administration of the estate of JOHN ANTHONY CANTO, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 23, 2025.

LINDA CANTO
Personal Representative
10317 Tarragon Drive
Riverview, FL 33569
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
May 23, 30, 2025 25-01487H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001593
IN RE: ESTATE OF
RICHARD LAWRENCE DEES, JR.,
Deceased.

The administration of the estate of RICHARD LAWRENCE DEES, JR., deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 23, 2025.

ANTHONY DEES
Personal Representative
15553 194th Place
O'Brien, FL 32071
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
May 23, 30, 2025 25-01464H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003127
IN RE: ESTATE OF
MAGER SIMS, JR.,
Deceased.

The administration of the estate of MAGER SIMS, JR., deceased, whose date of death was July 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 23, 2025.

RAMONA BURROWES
Personal Representative
714 Parker Den Drive
Ruskin, FL 33570
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
May 23, 30, 2025 25-01479H

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 24-CA-003588
General Civil Division: C GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST JANE T. BROWN, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., MITCHELL LEWIS BROWN, ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST ALEXANDER LEE BROWN, JEFFREY GLENN BROWN, ELIZABETH DIANNA BROWN, MARY CRAIG LOVE, Defendants.
NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated April 10, 2025 and the Order on Plaintiff's Motion to Reset the Foreclosure Sale entered on May 15, 2025, in the above-styled case, the Clerk of the Court, Victor D. Crist, will sell to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, on the 17th day of June 2025 at 10:00

a.m. Eastern Time, the following described property:

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

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

If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the 13th judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

Dated this 15th day of May 2025.
LAW FIRM OF GARY M. SINGER, P.A.

Counsel for Plaintiff
12 S.E. 7th Street, Ste. 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /s./ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No. 544906
May 23, 30, 2025 25-01452H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024-CA-006293
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL2 Plaintiff vs. DORIS T. SHERMAN; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DORIS T. SHERMAN; JOHN S. SHERMAN; UNKNOWN SPOUSE OF JOHN S. SHERMAN; SERVICE FINANCE COMPANY, LLC; DIAMOND HILL MASTER ASSOCIATION., INC.; DIAMOND HILL SINGLE FAMILY HOMEOWNERS ASSOCIATION., INC; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, in possession of the subject real property, Defendants
Notice is hereby given pursuant to the final judgment/order entered on May 14, 2025, in the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:
Lot 71 of Diamond Hill Phase 1B Unit 2, according to the plat thereof as recorded in Plat Book 96, Page(s) 26, of the Public Records of Hillsborough County, Florida
The Clerk of this Court shall sell the

property to the highest bidder for cash, on July 16, 2025 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By WILLIAM NUSSBAUM III, ESQUIRE Florida Bar No. 066479
May 23, 30, 2025 25-01468H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-001637
SECTION # RF
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
MITCHELLE TOM A MANAGAD A/K/A MITCHELLE TOM ABRERA MANAGAD A/K/A MITCHELLE MANAGAD; AQUA FINANCE, INC.; MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION INC.; UNKNOWN SPOUSE OF MITCHELLE TOM A MANAGAD A/K/A MITCHELLE TOM ABRERA MANAGAD A/K/A MITCHELLE MANAGAD; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 17 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 90, MAGNOLIA PARK SOUTHWEST "G", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE(S) 136 THROUGH 143, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 6313 YELLOW BUCKEYE DR, RIVERVIEW, FL 33578
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 14 day of May 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00605
May 23, 30, 2025 25-01447H

--- ACTIONS / SALES ---

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2025-CA-003436 MIDFLORIDA CREDIT UNION, Plaintiff, v. TIMOTHY J. HAAS; UNKNOWN SPOUSE OF TIMOTHY J. HAAS; ROBERT A. GALITZ, UNKNOWN SPOUSE OF ROBERT A. GALITZ; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS 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, Defendants. TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS 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, DEFENDANTS. YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Hillsborough County, Florida:	abutting on the East. Parcel ID Nos.: 099525-0000 and 099525-0100 Property Addresses: 8421 N. Arden Avenue, Tampa, Florida 33604 and 8423 N. Arden Avenue, Tampa, Florida 33604 has been filed against you in the Circuit Court of the Thirteenth Judicial Circuit, Hillsborough County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before June 24, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are an individual with a disability who needs any accommodation in order to participate in this proceeding or other court service, program or activity, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATE: 5/19/2025	VICTOR D. CRIST Clerk of the Court (SEAL) By: Jennifer Taylor, Deputy Clerk Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 May 23, 30, 2025 25-01484H

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CC-010818 PARKCREST HARBOUR ISLAND CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. AARON MAHEU, and UNKNOWN TENANT(S), Defendants. TO: AARON MAHEU YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Hillsborough County, Florida: Condominium Unit No. 122, of Parkcrest Harbour Island Condominium, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 14790, at Page 622, of the Public Records of Hillsborough County, Florida. PARCEL ID NO.: A-24-29-18-825-000000-00122.0 ("Property") Property Address: 700 South Harbour Island Boulevard, Unit 122, Tampa, Florida 33602 A Lawsuit has been filed against you in Pinellas County Court, PARKCREST HARBOUR ISLAND CONDOMINIUM ASSOCIATION, INC. v. AARON MAHEU, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, by 6/9/25 or 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with 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 shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court on this 2nd day of May, 2025. Victor D. Crist, Clerk of Court (SEAL) BY: JENNIFER TAYLOR DEPUTY CLERK Clerk of Court address is: 800 E. Twiggs St., Room 101 Tampa, FL 33602 RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10052-240 May 23, 30, 2025 25-01472H	Cormick Drive, Clearwater, Florida 33759, and file the original with 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 shall be published once each week for two consecutive weeks in The Business Observer. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department, Pasco County Government Center, 7530 Little Road, New Port Richey, Florida 34654, Phone (727)847-8110 (voice) in New Port Richey, (352)521-4274, ext. 8110 (voice) in Dade City, or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. WITNESS my hand and the seal of this Court on this 2nd day of May, 2025. Victor D. Crist, Clerk of Court (SEAL) BY: JENNIFER TAYLOR DEPUTY CLERK Clerk of Court address is: 800 E. Twiggs St., Room 101 Tampa, FL 33602 RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10052-240 May 23, 30, 2025 25-01472H	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-001788 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ANNA A. MCCORMICK A/K/A A. MCCORMICK; et al., Defendant(s). TO: Anna A. McCormick A/K/A A. McCormick Last Known Residence: 4012 W Angeles St Tampa, FL 33629 TO: Unknown Spouse of Anna A. McCormick A/K/A A. McCormick Last Known Residence: 4012 W Angeles St Tampa, FL 33629 TO: Unknown Tenant #1 Last Known Residence: 4012 W Angeles St Tampa, FL 33629 TO: Unknown Tenant #2 Last Known Residence: 4012 W Angeles St Tampa, FL 33629 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT 6, BLOCK 6, SOUTHLAND ADDITION RE-SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE	PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 18, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated on May 13, 2025. As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 1190-1558B Ref# 11356 May 23, 30, 2025 25-01467H	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-003172 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BROTHERS DIAZ & ASSOCIATES LLC, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST BETTY J. ADKINS A/K/A BETTY JANE ADKINS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 14, BLOCK 12, CARLTON LAKES WEST 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGES 172 THROUGH 177, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Jacqueline T. Levine, Attorney for Jacques, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 by 6/16/25 or (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court this 9th day of May, 2025. VICTOR CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By JENNIFER TAYLOR As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-06840FL May 23, 30, 2025 25-01477H	publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court this 9th day of May, 2025. VICTOR CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By JENNIFER TAYLOR As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-06840FL May 23, 30, 2025 25-01477H	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION CASE NO.: 23-CA-015858 Division: C AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants, NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 02/21/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, et al., are the Defendants, VICTOR D. CRIST, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on June 24th, 2025 the following described property as set forth in said Final Judgment: LOT 26, BLOCK 14, AYERSWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF	THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio: 077952-6336 a.k.a 10829 Carloway Hills Dr PIN: U-29-31-20-98M-000014-00026.0 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or 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. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com May 23, 30, 2025 25-01508H	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION CASE NO.: 24-CA-009953 Division: G STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. BUTZHA WIERZBICKI; UNKNOWN SPOUSE OF BUTZHA WIERZBICKI; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; SUNNOVA SLA MANAGEMENT, LLC, Defendants, NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 05/16/2025, entered in Case No. 24-CA-009953 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., is the Plaintiff, and BUTZHA WIERZBICKI, et al., are the Defendants, VICTOR D. CRIST, Clerk of Court of HILLSBOROUGH County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on August 13th, 2025 for the following described property as set forth in said Final Judgment: Lot 10, Block 41, AYERSWORTH GLEN PHASE 3C, a subdivision according to the plat thereof recorded in Plat Book 209, Pages 143 through 155, inclusive, of the Public Records of Hillsborough County, Florida. Folio: 077952-7256 a.k.a. 14814 Emerald Landing PIN: U-28-31-20-ASD-000041-0010.0 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or 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. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com May 23, 30, 2025 25-01504H	thereof recorded in Plat Book 209, Pages 143 through 155, inclusive, of the Public Records of Hillsborough County, Florida. Folio: 077952-7256 a.k.a. 14814 Emerald Landing PIN: U-28-31-20-ASD-000041-0010.0 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or 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. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com May 23, 30, 2025 25-01504H	

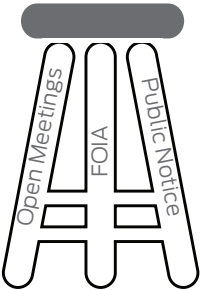
FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-000043 EF MORTGAGE LLC, Plaintiff, v. JAT HOLDING GROUP LLC, a Florida Limited Liability Company; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): UNKNOWN TENANT #1 8508 NORTH 17TH ST TAMPA, FL 33604 and UNKNOWN TENANT #2 8508 NORTH 17TH ST TAMPA, FL 33604 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 283 AND 284, REVISED PLAT OF OAK TERRACE, AND THE EAST 1/2 OF CLOSED ALLEY ABUTTING THEREON, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 8508 North 17th St, Tampa, FL 33604 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 6/16/2025, a date which is within thirty (30) days after the first publication of this Notice in 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. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33614. 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 601 E. Kennedy Blvd., Tampa, FL 33602, Phone No. (813) 272-7040 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 9th day of May, 2025. VICTOR 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 23, 30, 2025 25-01457H	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-001386 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, Plaintiff, vs. PETER STURNIALO;NANCY STURNIALO;;MONIER RAHALL AS TRUSTEE OF SAVANNAH TRACE TRUST; et al., Defendant(s). TO: Unknown beneficiaries of Savannah Trace Trust Last Known Residence: 1600 N Hercules Ave Clearwater Fl, 33765 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: UNIT NO. 206, BUILDING 2, SAVANNAH TRACE I, CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 16, AND OFFICIAL RECORDS BOOK 4399, PAGE 964, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING. has been filed against you and you are	required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 18, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated on May 13, 2025. As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1100-695B Ref# 11353 May 23, 30, 2025 25-01482H	

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-007111 DATA MORTGAGE INC., DBA ESSEX MORTGAGE, Plaintiff, vs. HASANI CAPITAL LLC; JOSHUA FRIEDBAUER; ANDREW M. WEISS; SONJA FRIEDBAUER; MADISON VILLAGES TOWNHOMES HOMEOWNERS ASSOCIATION INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): HASANI CAPITAL LLC (LAST KNOWN ADDRESS) 100 ASHLEY DR S, SUITE 2125 TAMPA, FLORIDA 33602 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 13, BLOCK 3, MADISON VILLAGE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 255 THROUGH 259, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 5421 COMPANION LANE, TAMPA, FLORIDA 33619 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 Av-	enue, Suite D-220, Sunrise, FLORIDA 33323 on or before 6/16/2025, 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 9th day of May, 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 24-00989 ESX May 23, 30, 2025 25-01483H	

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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






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

prevent government officials from hiding information

they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free











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







Types Of Public Notices






Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

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

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

ACTIONS / SALES / ESTATE / PUBLIC SALES

SECOND INSERTION		
<p>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</p>		
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		

THIRD INSERTION		
<p>WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS</p>		

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

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

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

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

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

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

Ruben Durand, District Manager May 9, 16, 23, 30, 2025	25-01298H
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FOURTH INSERTION		
<p>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</p>		

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

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

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

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

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

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

Brian Lamb, District Manager May 2, 9, 16, 23, 2025	25-01215H
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FOURTH INSERTION		
<p>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 Race: Hispanic Hair Color: Black and White (Gray) Eye Color: Black Approximate Height: 5'6 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</p>		
VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk		
May 2, 9, 16, 23, 2025		
25-01230H		

SECOND INSERTION		
<p>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 CAMPO-BELLO, 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</p>		
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 Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, 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@fjud13.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		

SECOND INSERTION		
<p>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</p>		
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		

SECOND INSERTION		
<p>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.</p>		
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/ Porthrip C. Andrews ID 1k6pCuHYjxenqkMO2n5mKzvq PORNTHIP C. ANDREWS 1624 Featherband Drive Valrico, Florida 33594 Attorney for Personal Representative: /s/ Lori Vella ID dUcAfb25frZtaoMAqvcgosGn 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		
SECOND INSERTION		
<p>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.</p>		
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://wstd.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		

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Rarely do consumers specifically search online for public notices.

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ACTIONS / SALES / ESTATE ---

SECOND 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.	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, 202525-01421H
SECOND 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 ¼ OF LOT 9, BLOCK 2, OAKLAND HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF HILLSBOR-	OUGH 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 http://www.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, 202525-01405H

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 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@fjud13.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, 202525-01411H

SECOND 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, 202525-01394H
SECOND 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.	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, 202525-01413H

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-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. MLDITOWN 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 MLDITOWN VENTURE GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, M&H FLIPPINGI, 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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, 202525-01388H

SECOND 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, 202525-01427H
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-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, HAMP-TON 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 an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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 202525-01395H

ACTIONS / SALES

SECOND INSERTION
<p>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")</p>

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

SECOND INSERTION
<p>CLERK'S NOTICE OF SALE UNDER E.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</p>

ANY PERSON CLAIMING AN IN-

SECOND INSERTION
<p>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</p>

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

SECOND INSERTION
<p>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</p>

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

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

SECOND INSERTION
<p>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</p>

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 1-800-955-8770; 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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA 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 PAR-</p>

TIES 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'
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FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-11977B
May 16, 23, 2025

25-01417H

SECOND INSERTION
<p>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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040;</p>

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 Administrative 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 discapacidad 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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040 ; Moun ki gen pwoblèm pou tande 1-800-955-8771; Vwa ki gen pwoblèm 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

SAVE TIME



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

N20066-V21

SECOND 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

SECOND 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

SECOND 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

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

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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

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 SEC-

SECOND 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

SECOND INSERTION

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

TION 733.702 WILL BE FOREVER BARRED.

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

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

SECOND 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

SECOND 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'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 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