Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on June 24, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or 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.

Triple Creek Community Development District
Matt O'Nolan, District Manager
May 30, 2025 25-01510H

FIRST INSERTION

NOTICE OF BOARD MEETING
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **June 11, 2025, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
May 30, 2025 25-01511H

FIRST INSERTION

WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (**"Board"**) of the Wynnmere West Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: July 9, 2025
TIME: 7:00 p.m.
LOCATION: Vista Palms Clubhouse
5019 Grist Mill Court, Wimauma, FL 33598

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, Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 Ph: (813) 344-4844 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://wynnmerewestcdd.com.

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.

Richard McGrath, District Manager
May 30, 2025 25-01512H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 6/18/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A087	**Mark Purvis**	**Cabinets, Tools**
Unit # A089	**Ren'ika Allen**	**Appliances, Sports**
Unit # A180	**Tapia Fernanda**	**Bags**
Unit # A260	**Bradley Bryant'e**	**Boxes, Clothing**
Unit # A281	**Elijah Day**	**Boxes, Lamps**
Unit # A320	**Marcus Cody**	**Appliances, Boxes, Bags**
Unit # B019	**Joshua Bynum**	**Appliances, Bedding, Boxes, Kitchenware**
Unit # B023	**Sherniky Boggs**	**Appliances, Boxes, Furniture, Toys**
Unit # B117	**Lewis Boone**	**Appliances, Boxes, Furniture, Lamps**
Unit # B190	**Michael Robinson**	**Appliances, Boxes, Lamps**
Unit # B229	**Angel Nolasco**	**Appliances, Boxes, Furniture, Tools**
Unit # B232	**Stephanie Gallegos**	**Appliances, Boxes, Clothing, Furniture**
Unit # D112	**Evans Lubin**	**Boxes, Bags, Clothing**
Unit # D163	**Marilyn Monat**	**Boxes, Furniture**
Unit # D188	**Shana Hall**	**Boxes, Electronics, Furniture**
Unit # D203	**Cavoni Herald**	**Appliances, Boxes, Furniture, Lamps**

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions (813)344-7390
May 30; Jun. 6, 2025 25-01519H

FIRST INSERTION

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "**District**") will be held on Monday, June 9, 2025, at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Brandon – 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

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 30, 2025 25-01526H

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "**District**") will be held on Tuesday, June 10, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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.

May 30, 2025 25-01527H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 06/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3193	Zachary Baker	Boxes, Bags, totes, Electronics, Furniture
Unit 2213	Mark Perez	Appliances, totes, clothing, electronics, furniture
Unit 2090	Tiffany Daily	Artwork, furniture, lamps
Unit 3019	Angelica Venidis	Totes, boxes, furniture, lamps

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions (813)553-3703.
May 30; Jun. 6, 2025 25-01517H

FIRST INSERTION

STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Stonelake Ranch Community Development District will hold two public hearings and a regular meeting on **Tuesday, June 17, 2025,** at **1:00 P.M.** at the **Lake Lodge, 10820 Eagle Roost Cove, Thonotosassa, Florida 33592.** The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.stonelakeranchcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands are shown below, consider the adoption of an assessment roll, for the uniform, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours and on the District's website at www.stonelakeranchcdd.org at least seven (7) days before the hearing.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law.

Proposed Schedule of Assessments	
Description	**FY 2026 Rate**
Single Family Residential	$333.13

The tax collector will collect the assessments for all property using the uniform method.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

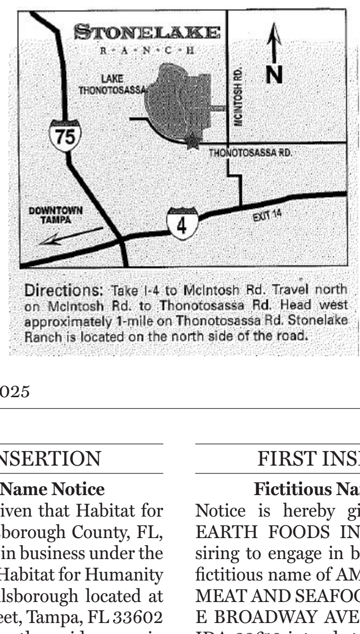
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or Board Members may participate by speaker telephone.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Stonelake Ranch Community Development District
James P. Ward, District Manager



May 30; Jun. 6, 2025 25-01529H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Habitat for Humanity of Hillsborough County, FL, desiring to engage in business under the fictitious name of Habitat for Humanity of Tampa Bay Hillsborough located at 509 E Jackson Street, Tampa, FL 33602 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 30, 2025 25-01523H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that GOOD EARTH FOODS INC., OWNER, desiring to engage in business under the fictitious name of AMERICAN PRIME MEAT AND SEAFOOD located at 5012 E BROADWAY AVE, TAMPA, FLORIDA 33619 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 30, 2025 25-01538H

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

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Ballentrae Hillsborough Community Development District

The Board of Supervisors (the "**Board**") of the Ballentrae Hillsborough Community Development District (the "**District**") will hold a public hearing and a meeting on July 7, 2025, at 6:00 p.m. at the Ballentrae Clubhouse located at 11864 Thicket Wood Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.ballentraehillsboroughcdd.org or may be obtained by contacting the District Manager's office via email at rmcgrath@gms-tampa.com or via phone at (813) 344-4844 ext. 111.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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.

Richard McGrath, District Manager
May 30, 2025 25-01514H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 06/18/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

R/V901	Gomez, Danelys	appliances furniture electronics
B-449	Thomas, Christopher	tools toys sports/outdoors appliances
A-292	Gonzalez, Lorenzo	tools boxes car parts
A-240	Cayden, Bradley	furniture lamp
2-19	Castellanos, Wilfredo	boxes totes
X21	Bowman, Steven	boat
11-156	Brown Jr, Wilbur	appliances tools bags/totes
A-323	Kennedy, Mercedes	appliances electronics sports
A-235	Peach, Chris	furniture tools electronics
B-460	Galindez, Natasha	clothing electronics furniture
C-596	Nelson, Latisha	clothing furniture instruments
C-539 2/D	Wilkerson, Coni	furniture toys boxes
D-763	Smith, Teresa	collectibles appliances furniture
G-830	Roberts, Tisha	clothing furniture
15-211	Kautsky-Davis, Crystal	electronics appliances
D-748	Tampa Hillsborough Action Plan/Wilma Williams	tools boxes equip

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions (813)599-1430.
May 30; Jun. 6, 2025 25-01518H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING AND CLOSED SESSION

Notice is hereby given that the Board of Supervisors (the "**Board**") of the Waterleaf Community Development District (the "**District**") will conduct a Board meeting and a closed session as it relates to the District's security system plan on **June 18, 2025, at 5:30 p.m.** at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 33569. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("**District Manager's Office**").

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. 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.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Richard McGrath, District Manager
May 30, 2025 25-01542H

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 MDPS4LIFE located at 18906 Arbor Dr, in the County of Hillsborough, in the City of Lutz, Florida 33548 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 22nd day of May, 2025.
MICHELLE M. CIMINO
May 30, 2025 25-01525H

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 Fresh Cut Digital Marketing located at 1032 E Brandon Blvd #5323 in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of May, 2025.
Nathaniel Rodriguez
May 30, 2025 25-01524H

FIRST INSERTION

Cypress Mill Community Development District Notice of meeting and public hearing on proposed amenity rules, policies, rental rates and deposits, non-resident user fees and all other deposits and fees

The Cypress Mill Community Development District (the "**District**") hereby gives public notice of a meeting of its Board of Supervisors (the "**Board**") and a public hearing, to review, revise and adopt amenity policies, rental rates and deposits, non-resident user fees and all other deposits and fees (the "**Recreational Facilities Policies**") on June 12, 2025, at 9:30 a.m. located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreational Facilities Policies and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

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 without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at the public hearing. The public may attend the public hearing at the offices of Inframark or by conference line. Please check the District's website at https://www.cypressmillcdd.com/ prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the Recreational Facilities Policies as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda will be available by emailing the District Manager at alba.sanchez@inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300.

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

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

(Publication date will be 10 days prior to public hearing in accordance with section 190.035, FS)
May 30, 2025 25-01543H

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lynwood Community Development District will hold an Ethics Training Workshop at 12:00 PM at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview, Florida 33578 on the following dates as indicated:

June 13, 2025
July 11, 2025

The purpose of the workshops is to review ethics rules for public officials. The workshops are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting.

A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be occasions where one or more supervisors will participate by speaker telephone.

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.

Lynwood CDD,
Sean Craft, District Manager
May 30, 2025 25-01544H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Varrea South Community Development District ("District") hereby gives notice of its intent to develop a rule entitled Rules Relating to Parking on District Property. The purposes and effects of the rules are to provide for towing of cars on District-owned property. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, 190.035, and 190.041, Florida Statutes. Public hearings will be conducted by the District on July 11, 2025, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619, at 10:00 a.m.

Additional information regarding these public hearings may be obtained from the District's website, https://varreasouthcdd.net or by contacting the District Manager, Andrew Kantarzhi, at kantarzhia@whhassociates.com or by calling (561) 571-0010. A copy of the proposed rules may be obtained by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Andrew Kantarzhi, District Manager
May 30, 2025 25-01558H

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 Collins Analytics and Evaluation located at 5812 Berta Circle in the City of Tampa, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of May, 2025.
Camryn Collins
May 30, 2025 25-01537H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/13/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1999 VALU mobile home bearing vehicle identification number GAFLX-39A12667VH21, and all personal items located inside the mobile home. Last Tenant: Yesenia Jesset Wise and Emiriam Bosque Green. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

May 30; Jun. 6, 2025 25-01559H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of General Logistics Services R.C, located at 3807 Spence av, in the City of Tampa, County of Hillsborough, State of FL, 33614, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of May, 2025.
Elbis Montes
3807 Spence av
Tampa, FL 33614
May 30, 2025 25-01539H

FIRST INSERTION

NOTICE OF PUBLIC SALE

PURSUANT TO CH 713.585 (6) F.S HYDE PARK AUTO COLLISION CENTER LLC WILL SELL THE FOLLOWING VEHICLE TO THE HIGHEST BIDDER SUBJECT TO ANY LIENS. NET PROCEEDS DEPOSITED WITH THE CLERK OF THE COURT; OWNER/LIEN HOLDER HAS RIGHT TO HEARING AND POST BOND; OWNER MAY REDEEM VEHICLE FOR CASH SUM OF LIEN INTERESTED IN VEHICLE PLEASE CALL (813) 451-7761. SALE DATE 06/23/25 @ 10:00 AM. 2138 W ARCH ST TAMPA, FL 33607. 2006 HONDA/CIVIC VIN# 1HGFA16596L029215

May 30, 2025 25-01560H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 916461 from Intrac Investments, LLC at North Alexander Street, Plant City, Florida 33565 in Hillsborough County Filo(s) 089955-0000. Application received: March 15, 2025. Proposed activity: Mixed use Industrial. Project Name: Yarbrough Equipment Site. Project size: 17.28 acres. Location: Section 17, Township 28S, Range 22 E, in Hillsborough County. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 US. 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 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.watermaters.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 30, 2025 25-01528H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0635930000
File No.: 2025-407
Certificate No.: 2022 / 6208
Year of Issuance: 2022
Description of Property:
EASTERN TERRACE ESTATES UNIT 2 LOT 14 LESS W 21 FT PLAT BK / PG: 39 / 12
SEC - TWP - RGE: 35 - 28 - 20
Name(s) in which assessed:
AL GALLON MINISTRIES INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01547H

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0499740200
File No.: 2025-425
Certificate No.: 2022 / 4589
Year of Issuance: 2022
Description of Property:
N 818 FT OF S 981 FT OF E 145.75 FT OF W 311.50 FT OF GOV LOT 6 LESS W 17.25 FT OF N 50 FT FOR DRAINAGE R/W
SEC - TWP - RGE: 24 - 30 - 19
Name(s) in which assessed:
JAMES BOWDEN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01545H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1462440000
File No.: 2025-408
Certificate No.: 2022 / 11957
Year of Issuance: 2022
Description of Property:
SULPHUR SPRINGS ADDITION LOT 6 AND W 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 7 PLAT BK / PG: 6 / 5
SEC - TWP - RGE: 19 - 28 - 19
Name(s) in which assessed:
SAMER QADER
ABDEL RAZZAK QADER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01546H

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 Bikini Breaks located at 400 N Tampa St Ste 1550 #502254, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 27th day of May, 2025.
lawrence s legend
May 30, 2025 25-01561H

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 Oola Bowls Tampa located at 14379 N Dale Mabry Hwy in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of May, 2025.
CVG CARROLLWOOD LLC
Phil Dobinson
May 30, 2025 25-01562H

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0509760100
File No.: 2025-406
Certificate No.: 2022 / 4715
Year of Issuance: 2022
Description of Property:
ALAFIA SUBDIVISION LOT 15
PLAT BK / PG: 14 / 28
SEC - TWP - RGE: 26 - 30 - 19
Name(s) in which assessed:
MARK ALLEN WILLIAMS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01548H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0325250050
File No.: 2025-403
Certificate No.: 2022 / 2524
Year of Issuance: 2022
Description of Property:
SUN CITY LOT 8 BLOCK 13
PLAT BK / PG: 17 / 21
SEC - TWP - RGE: 24 - 32 - 18
Name(s) in which assessed:
CAROL M ETCHISON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01551H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1580190000
File No.: 2025-401
Certificate No.: 2021 / 12604
Year of Issuance: 2021
Description of Property:
BONITA LOT 4 BLOCK 18
PLAT BK / PG: 2 / 71
SEC - TWP - RGE: 06 - 29 - 19
Name(s) in which assessed:
WORTHSHIRE GROUP LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01553H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0509730000
File No.: 2025-405
Certificate No.: 2022 / 4713
Year of Issuance: 2022
Description of Property:
ALAFIA SUBDIVISION LOT 7
PLAT BK / PG: 14 / 28
SEC - TWP - RGE: 26 - 30 - 19
Name(s) in which assessed:
PAUL F SAVICH REAL ESTATE LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01549H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0504260100
File No.: 2025-404
Certificate No.: 2022 / 4648
Year of Issuance: 2022
Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF FR SW COR OF LOT 21 N 400 FT TO POB N 50 FT E 140 FT S 50 FT W 140 FT TO POB
PLAT BK / PG: 6 / 43
SEC - TWP - RGE: 25 - 30 - 19
Name(s) in which assessed:
ESTATE OF NANCY ELIZABETH FISHER
NANCY ELIZABETH FISHER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01550H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0032480000
File No.: 2025-397
Certificate No.: 2022 / 202
Year of Issuance: 2022
Description of Property:
TOWN OF CITRUS PARK LOT 8 BLOCK 19
PLAT BK / PG: 1 / 130
SEC - TWP - RGE: 02 - 28 - 17
Name(s) in which assessed:
ESTATE OF ALEXANDER GELINO
ALEXANDER F GELINO

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01554H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1467610000
File No.: 2025-402
Certificate No.: 2022 / 12015
Year of Issuance: 2022
Description of Property:
SULPHUR SPRINGS ADDITION LOT 8 AND W 5 FT CLOSED ALLEY ABUTTING ON E BLOCK 48
PLAT BK / PG: 6 / 5
SEC - TWP - RGE: 30 - 28 - 19
Name(s) in which assessed:
JACQUELINE THORNTON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01552H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0347555218
File No.: 2025-394
Certificate No.: 2022 / 2812
Year of Issuance: 2022
Description of Property:
PALMAVISTA 1 A CONDOMINIUM BLDG 9 UNIT 901
PLAT BK / PG: 13 / 2
SEC - TWP - RGE: 33 - 27 - 19
Name(s) in which assessed:
SUSAN GAIL GOMBERT

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025
25-01555H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION
FILE NO. 25-CP-001406
IN RE: ESTATE OF SALLY ANN ALLARD, a/k/a Sally A. Fontaine Allard, Deceased

The administration of the estate of SALLY ANN ALLARD, a/k/a Sally A. Fontaine Allard, deceased, whose date of death was April 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 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 or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is May 30, 2025.

Matthew W. Allard,
Personal Representative
PO Box 19266
Thorne Bay, AK 99919
William A. Lee, III, Esq., Attorney
Florida Bar No. 245569
325-E Kennedy Memorial Dr.
Unit 1, Waterville, ME 04901
Telephone: (207) 872-0112
May 30; Jun. 6, 2025 25-01533H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-001311
DIVISION A
IN RE: ESTATE OF JACQUELYN JACKSON SMITH, DECEASED.

The administration of the Estate of Jacquelyn Jackson Smith, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 North Michigan Street, Room 1071, Plant City, Florida 33563. 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 30, 2025.

Personal Representative:
Robert Smith
6067 Bartram Village Drive
Jacksonville, Florida 32258
Attorney for Personal Representative:
Jaime Council
Attorney for Petitioner
Florida Bar Number: 0015951
Fisher, Tousey, Leas & Ball, P.A.
701 Market Street, Unit 109
St. Augustine, Florida 32095
Telephone: (904) 819-6959
E-Mail:
jaimecouncil@fishertousey.com
Secondary E-Mail:
dab@fishertousey.com
2431986
May 30; Jun. 6, 2025 25-01541H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001561
IN RE: ESTATE OF DEBRA D. VITTE, Deceased.

The administration of the estate of Debra D. Vitte, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
DOUGLAS R. KENNY
11414 Rustic Pine Court
Riverview, Florida 33569
MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail:
mdbohlander@trenam.com
Secondary e-Mail:
chopper@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474
Attorneys for the Personal Representative
May 30; Jun. 6, 2025 25-01520H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1824
Division B
IN RE: ESTATE OF JULIAN LOMENZO Deceased.

The administration of the estate of Julian Lomenzo, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
/s/ Camille Lomenzo
Camille Lomenzo
1409 Compton St.
Brandon, Florida 33511
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 30; Jun. 6, 2025 25-01540H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
UCN: 292025CP000915A001HC
FILE NO: 25-CP-000915
IN RE: ESTATE OF BEVERLY DIANNE ALBEA LEAR, Deceased.

The administration of the estate of BEVERLY DIANNE ALBEA LEAR, Deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 25-CP-000915, 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 attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: May 30, 2025

Personal Representative:
DONNA ARMOUR MARTIN
1430 First Street North
St. Petersburg, Florida 33704
Attorney for Personal Representative:
DAVID W. FOSTER, of FOSTER AND FOSTER ATTORNEYS, P.A.
2111 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33704
Telephone: (727) 822-2013
May 30; Jun. 6, 2025 25-01557H

LV20906_V11
SAVE TIME
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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-001503
Division: B
IN RE: ESTATE OF SUAN KIM NORBURN Deceased.

The administration of the Estate of Suan Kim Norburn, deceased, whose date of death was March 19, 2025 is pending in the Thirteenth Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the physical address of which is 800 E. Twiggs St. Tampa, FL 33602, and which mailing address is P.O. Box 3360, Tampa, FL 33601. The file number for the estate is 2025-CP-001503 and the division is Division B. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All claims not filed within the time periods set forth in Florida Statutes section 733.702 will be forever barred.

Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
Jennifer Shallow
5935 Parkset Drive
Lithia, Florida 33547
Attorney for Personal Representative:
/s/ Ashley Ivanov
Ashley W. Ivanov, Esq.
Florida Bar No. 0115496
The Law Office of Ashley Ivanov, P.A.
11116 Foster Carriage Rd.
Lithia, FL 33547
Telephone: (813) 436-0288
law@ashleyivanov.com
service@ashleyivanov.com
May 30; Jun. 6, 2025 25-01522H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001313
Division A
IN RE: ESTATE OF ANTONIO DIBERARDINO a/k/a ANTHONY DIBERARDINO, Deceased.

The administration of the estate of ANTONIO DIBERARDINO a/k/a ANTHONY DIBERARDINO, deceased, whose date of death was July 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025

ANN DIBERARDINO
Personal Representative
2005 Cypress Dr.
Danbury, CT 06811
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
May 30; Jun. 6, 2025 25-01521H

FIRST INSERTION

Notice to Creditors
THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT, IN AND FOR Hillsborough COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000003
IN RE: ESTATE OF Everett Marshall Bohannon, Deceased.

The administration of the estate of Everett Marshall Bohannon, Deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 526 Tampa, Florida 33602. The names and addresses of the personal representative and the per¬sonal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or de¬mands 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 de¬mands against decedent's estate must file their claims with this court WITH¬IN 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 FOREV¬ER 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 dece¬dent's death by the decedent or the de¬cedent'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 30, 2025.

Everett D Bohannon,
Personal Representative
20259 Ravens End Dr.
Tampa, Florida 33647
Attorney for Personal Representative:
Edward J Gonzalez, Esquire
Florida Bar No. 292350
2917 W Kennedy Blvd,
Suite 120
Tampa, FL
Telephone: (813) 956-9040
Fax: (305) 624-8200
Primary Email:
thegonzalezlawfirmfl@gmail.com
May 30; Jun. 6, 2025 25-01534H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-002542
LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, VS.
BRITTANY HICKMAN; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF LARRY WAYNE HICKMAN JR A/K/A LARRY WAYNE HICKMAN, JR; UNKNOWN SPOUSE OF BRITTANY HICKMAN; UNKNOWN TENANT #1; UNKNOWN TENANT #2; SEAN HICKMAN; SHANNON BUSSELL; 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 19, 2025 in Civil Case No. 24-CA-002542, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff, and BRITTANY HICKMAN; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF LARRY WAYNE HICKMAN JR A/K/A LARRY WAYNE HICKMAN, JR; UNKNOWN SPOUSE OF BRITTANY HICKMAN; UNKNOWN TENANT #1; UNKNOWN TENANT #2; SEAN HICKMAN; SHANNON BUSSELL; 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 21, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

A PORTION OF LAND IN THE E 1/4 OF THE NW 1/4, OF THE SW 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT AN EXISTING "PARKER-KALON" (PK) NAIL MARKING THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE PROCEED S 00 DEGREES 00' 00"E (SOUTH) ALONG THE EAST BOUNDARY OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 18, A DISTANCE OF 668.00 FEET TO THE SE CORNER OF THE NORTH 668.00 OF THE E 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE CONTINUE S 00 DEGREES 00' 00", E A DISTANCE OF 6.77 FEET TO AN EXISTING 5/8" IRON ROD; THENCE S 89 DEGREES 13' 47" W A DISTANCE OF 4.00 FEET TO AN EXISTING 1/2" IRON ROD MARKED LS# 2175 SET IN CONCRETE, MARKING A POINT ON THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF DEMONTMOLLIN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE S 89 DEGREES 13' 47" W A DISTANCE OF 200.00 FEET TO AN EXISTING 1/2" IRON ROD MARKED LS #2175 SET IN CONCRETE; THENCE N 00 DEGREES 00' 00" E A DISTANCE OF 6.77 FEET TO AN EXISTING 5/8" IRON ROD MARKED "LB6582" MARKING A POINT ON THE SOUTH BOUNDARY OF THE NORTH 668.00 FEET OF THE E 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE S89 DEGREES 13' 47" W ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 117.73 FEET, TO AN EXISTING 5/8" IRON ROD MARKED "LB6582" MARKING THE SW CORNER OF THE NORTH 668.00 FEET OF THE E 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE N 00 DEGREES 03' 26" W ALONG THE WEST BOUNDARY OF THE E 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 18, A DISTANCE OF 323.00 FEET; THENCE N 89 DEGREES 13' 47" E, A DISTANCE OF 112.06 FEET; THENCE S 00 DEGREES 00' 00" E A DISTANCE OF 223.00 FEET; THENCE N 89 DEGREES 13' 47" E, A DISTANCE OF 206.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID DEMONTMOLLIN ROAD; THENCE S 00 DEGREES 00' 00" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 106.77 FEET TO THE POINT OF BEGINNING.

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

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 21st 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: 2025.05.21 11:37:51-04'00'
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FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-2247B
May 30; Jun. 6, 2025 25-01515H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-007474
THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-SP1,
Plaintiff, vs.
CONSTANCE THELWELL; RICHARD THELWELL; DAVEN HENRY AS TRUSTEE FOR 700 S HARBOUR ISLAND BLVD #510; UNKNOWN BENEFICIARIES FOR 700 S HARBOUR ISLAND BLVD #510; PARKCREST HARBOUR ISLAND CONDOMINIUM ASSOCIATION, INC.; PRIMEQUITY, LLC,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated May 20, 2025, and entered in Case No. 24-CA-007474 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein The Bank Of New York Mellon Trust Company, National Association FKA The Bank Of New York Trust Company, N.A. As Successor To JPMorgan Chase Bank, N.A., As Trustee For Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Sp1, is Plaintiff and Constance Thelwell; Richard Thelwell; Daven Henry As Trustee For 700 S Harbour Island Blvd #510; Unknown Beneficiaries For 700 S Harbour Island Blvd #510; Parkcrest Harbour Island Condominium Association, Inc.; Primequity, LLC, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 22nd day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

CONDOMINIUM UNIT 510, PARKCREST HARBOUR ISLAND CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 14790, PAGE 622, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 700S Harbour Island Blvd #510, Tampa, Florida 33602

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 5/23/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 24-400009
May 30; Jun. 6, 2025 25-01535H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001583
IN RE: ESTATE OF CHRISTOPHER MATTHEW WAYT, Deceased.

The administration of the estate of CHRISTOPHER MATTHEW WAYT, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 30, 2025.

Personal Representative:
JOSEPH PEDICONE
3306 Dark Shadow Lane
Lithia, Florida 33547
Attorney for Personal Representative:
Thomas C. Walser
E-mail Addresses: info@walselaw, twalser@walserlaw.com
Florida Bar No. 381578
WALSER LAW FIRM
4800 N. Federal Highay,
Suite 108-D
Boca Raton, Florida 33431
Telephone: (561) 750-1040
May 30; Jun. 6, 2025 25-01565H

FIRST INSERTION

SUMMONS
(**CITACION JUDICIAL**)
The name and address of the court is:
(El nombre y direccion de la corte es):
Orange County Superior Court
West Justice Center
8141 13th Street
Westminster, CA 92683
CASE NUMBER:
(**Numero del Caso**):
30-2024-01399619-CU-BC-WJC
Judge Nathan Scott
NOTICE TO DEFENDANT:
GOLZ TRANSPORTATION LLC;
(**AVISO AL DEMANDADO**):
IURII KOLTSOV aka IURI ALEKSANDROVICH KOLTSOV; and DOES 1 through 10, inclusive
YOU ARE BEING SUED BY PLAINTIFF: ALLIANCE FUNDING GROUP
(**LO ESTA DEMANDANDO EL DEMANDANTE**):

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.

Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que flame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la carte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a recla mar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de $10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: Barry W. Ferns, Esq.

(El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es):
Ferns, Adams & Associates
2815 Mitchell Drive, Suite 210,
Walnut Creek, CA 94598
925-927-3401
DATE (Fecha): 05/14/2024
DAVID H. YAMASAKI,
Clerk of the Court
Clerk (Secretario), by K Climer,
Deputy (Adjunto)

May 30; Jun. 6, 13, 20, 2025
25-01530H

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Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-06422
EQUITY TRUST COMPANY, CUSTODIAN F.B.O. LEONARD H. MARKS IRS
Plaintiff, vs.
Antillas Group Inc.
Defendants,

NOTICE IS HEREBY GIVEN, pursuant to an order entered by this Court in this cause on May 27, 2025 in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of the Circuit Court will sell all the property situated in Hillsborough County, Florida described as:

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

Property Address: 7404 Patrician Place, Tampa, Florida 33619

including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.hillsborough.realforeclose.com, on June 30, 2025 at 10:00 a.m. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.

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

Dated in Hillsborough County, Florida on this 27th day of May 2025.

By: /s/Sergio A Florez
[] Leonard H. Marks, Esq. - FBN 366862
x Sergio A. Florez, Esq.- FBN 118666
8870 N. Himes Avenue, PO Box 301
Tampa, Fl 33614
(813) 495-5429
(813) 385-1620
Lmarks813@gmail.com
Sergioalflorez@gmail.com
Attorneys for Plaintiff
May 30; Jun. 6, 2025 25-01556H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 18-CA-011798
Division H
RESIDENTIAL FORECLOSURE
Section II
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2007-4HE ASSET-BACKED SECURITIES, SERIES 2007-4HE
Plaintiff, vs.
CRISPIAN J. ATKINS A/K/A CRISJ ATKINS, STEPHANIE ATKINS A/K/A STEPHANIE R. ATKINS, COPPER RIDGE/BRANDON HOMEOWNERS ASSOCIATION, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMEFIELD FINANCIAL, INC., AMERICAN EXPRESS CENTURION BANK, NICHOLAS FINANCIAL, INC., AND UNKNOWN TENANTS/ OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 14, 2019, 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 10, BLOCK D, COOPER RIDGE TRACT G1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1209 JOLLEY COURT, VALRICO, FL 33594; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on July 21, 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: May 27, 2025

By: /s/ George Zamora
George Zamora
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/1805870/jms2
May 30; Jun. 6, 2025 25-01536H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No.: 23-CA-014698
Division: K
STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
RICKEYSHA JOHNTEES COBB; UNKNOWN SPOUSE OF RICKEYSHA JOHNTEES COBB; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 05/14/2025, entered in Case No. 23-CA-014698 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 RICKEYSHA JOHNTEES COBB, 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 September 16th, 2025 for the following described property as set forth in said Final Judgment:

Lot 11, in Block 38 of Ayersworth Glen Phase 3C, according to the plat thereof, as recorded in Plat Book 129, Page 143, of the Public Records of Hillsborough County, Florida.

Folio: 077952-7102
a.k.a. 14832 Crescent Rock Dr
PIN: U-29-31-20-A8D-000038-00011.0

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
cos@zp-legal.com
May 30; Jun. 6, 2025 25-01516H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-003153
DIVISION: F
RF – SECTION I
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1,
Plaintiff, vs.
UNKNOWN HEIRS OF GLORIA JEAN FUERTES, ET AL.
Defendants

To the following Defendant(s):
UNKNOWN HEIRS OF GLORIA JEAN FUERTES (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN

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

THE WEST 50 FEET OF LOT 3 IN BLOCK 3 OF ELIZABETH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 906 15TH AVE EAST, TAMPA FL 33605

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before June 26, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 21st day of May, 2025.

Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By Mustafa Divan
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH20542-25/cam
May 30; Jun. 6, 2025 25-01532H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 24-CA-004298
DIVISION: G
RF – SECTION II
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3,
Plaintiff, vs.
UNKNOWN HEIRS OF MYRTELINA RIVERA, ET AL.
Defendants

To the following Defendant(s):
EDUARDO LUIS RIVERA, JR. A/K/A EDWARD L. RIVERA (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 1227 SE 19TH ST., OCALA, FL 34471 5417
Additional Address: 368 NORTHEAST 43RD COURT, OCALA , FL 34470
Additional Address: 4612 N EBONY STREET APT 4, PHARR, TX 78577
EDGAR JOHN RIVERA A/K/A EDGAR RIVERA (CURRENT RESIDENCE UNKNOWN)
Last Known Address: 1612 DOGWOOD FLOWER LN APT 103, RUSKIN, FL 33573
Additional Address: 305 CAMPUS DRIVE, RUSKIN, FL 33570
Additional Address: 1423 MURILLO LOOP, RUSKIN, FL 33570 4914

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

LOT 20, BLOCK 3, OF RUSKIN GROWERS SUBDIVISION UNIT # 3A, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 1427 MURILLO LOOP, RUSKIN FL 33570

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before June 27, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 22nd day of May, 2025.

Victor D. Crist
HILLSBOROUGH COUNTY
CLERK OF COURT
(SEAL) By Mustafa Divan
As Deputy Clerk

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
PHH19367-24/cam
May 30; Jun. 6, 2025 25-01531H

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 ZION HOMES located at 410 S WARE BLVD #510 in the City of TAMPA, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of May, 2025.
ZION MANAGEMENT INC.
May 30, 2025 25-01563H

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 BRICK ART located at 10428 ALCON BLUE DR in the City of RIVERVIEW, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of May, 2025.
MICHELLE COTE
May 30, 2025 25-01564H

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.

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Business Observer

LV20906_V20

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-003338 (Div. G)
PARCEL: 122, 707, 717, 800
STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION,
Petitioner, -vs-
FAIRWAY WESTSHORE OWNER, LLC, a Delaware limited liability company, f/k/a AG-EREP WESTSHORE OWNER, LLC, a Delaware limited liability company; CIBC BANK USA, INC., a Illinois corporation f/k/a CANADIAN IMPERIAL BANK OF COMMERCE, a Canadian banking corporation; AMSCOT CORPORATION, a Florida corporation; SPINUTECH, LLC, a Delaware limited liability company; BOHLER ENGINEERING FL, LLC, a Florida limited liability company; FEDERATED MUTUAL INSURANCE COMPANY, a Minnesota corporation; HEIDRICK & STRUGGLES, INC, a Delaware corporation; NATIONAL GENERAL MANAGEMENT CORP., a Delaware corporation; PITNEY BOWES, INC., a Delaware corporation; REDFIN CORPORATION, a Delaware corporation; UNITED INVESTEXUSA 9, LLC, a Texas limited liability company d/b/a NEW WESTERN; BAILEY ENTERPRISE HOLDINGS, INC., a Florida Corporation d/b/a THE BAILEY GROUP, RxADVANCE CORPORATION, a Delaware corporation d/b/a NIRVANA HEALTH; THUMBSTOPPER, LLC, a Florida limited liability company; FORWARD SETTLEMENT SOLUTIONS, INC. d/b/a TITLE FORWARD, a Washington State corporation; HILLSBOROUGH COUNTY TAX COLLECTOR; AND ALL UNKNOWN PARTIES THAT MAY HAVE AN INTEREST IN PARCELS 122/707/717/800
Defendants.
THE STATE OF FLORIDA:
Fairway Westshore Owner, LLC, a Delaware limited liability company f/k/a AG-EREP Westshore Owner, LLC, a Delaware limited liability company
Serve: Prineet D. Sharma, Esq., as attorney 3732 Winter Garden Vineland Road Winter Garden, FL 34787
CIBC Bank USA, Inc., an Illinois corporation f/k/a Canadian Imperial Bank of Commerce, a Canadian Banking corporation
Serve: CT Corporation System as registered agent 1200 South Pine Island Road Plantation, FL 33324
Amscot Financial, Inc., a Florida corporation
Serve: Ian MacKechnie , as registered agent 600 N Westshore Blvd, Suite 1200 Tampa, FL 33609
Bailey Enterprise Holdings, Inc., a Florida corporation d/b/a The Bailey Group
Serve: Charles Bailey, President, as registered agent 600 N. Westshore Blvd., Suite 710 Tampa, FL 33609
Bohler Engineering FL, LLC, a Florida limited liability company
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301
Federated Mutual Insurance Company, a Minnesota corporation
Serve: Chief Financial Officer, as registered agent PO Box 6200 (32314-6200) 200 E Gaines St Tallahassee, FL 32399
Forward Settlement Solutions, Inc. d/b/a Title Forward, a Washington State corporation
Serve: Legalinc Corporate Services Inc., as registered agent 476 Riverside Avenue Jacksonville, FL 32202
Heidrick & Struggles, Inc., a Delaware corporation
Serve: CT Corporation System, as registered agent 1200 South Pine Island Road Plantation, FL 33324
National General Management Corp., a Delaware corporation
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301-2525
Pitney Bowes, Inc., a Delaware corporation
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301-2525
Redfin Corporation, a Delaware corporation
Serve: Legalinc Corporate Services, Inc, as registered agent 476 Riverside Avenue Jacksonville, FL32202
RxAdvance Corporation, a Delaware corporation d/b/a Nirvana Health
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301-2525
Spinutech, LLC, a Delaware Corporation
Serve: Harvard Business Services, Inc., as registered agent 16192 Coastal Highway Lewes, DE 19958
Thumbstopper, LLC, a Florida limited liability company
Serve: Matthew Brown, CEO, as registered agent 600 N. Westshore Blvd., Suite 200 Tampa, FL 33609
United Investexusa 9, LLC, a Texas limited liability company d/b/a New Western
Serve: Capitol Corporate Services, Inc., as registered agent 515 East Park Avenue, 2nd Floor Tallahassee, FL 32301
All unknown parties that may have an interest in Parcels 122/707/717/800
Serve: Via Publication
Hillsborough County Tax Collector
Serve: Nancy C. Millan or her designee 2506 N. Falkenburg Road
Tampa, FL 33619

To all said defendants who are living and all defendants who are deceased, if any, and the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under or against any such deceased defendant or defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

WPIS 412531 2 STATE ROAD 93 HILLSBOROUGH COUNTY
DESCRIPTION
PARCEL 122
FEE SIMPLE RIGHT OF WAY
A portion of Lots 1 and 2, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, and a portion of the North 1/2 of Lemon Street per vacation by City Ordinance Number 4855-A, recorded in Official Record Book 2157, Page 195, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 16 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10190-2407; thence continue S00°51'21"W, along said Limited Access right of way line, same also being the East line of the West 1/2 of said Lot 1, Block 12, a distance of 133.07 feet to a point on a curve concave Southeasterly having a central angle of 00°51'50", a radius of 1959.86 feet and a chord bearing and distance of S69°57'49"W, 29.55 feet; thence Southwesterly along said curve and Limited Access right of way line, 29.55 feet to the POINT OF BEGINNING; thence continue along said curve having a central angle of 04°14'31", a radius of 1959.86 feet and a chord bearing and distance of S67°24'39"W, 145.07 feet, thence Southwesterly along said curve and Limited Access right of way line, 145.10 feet to the end of said curve; thence S63°04'06"W, along said Limited Access right of way line, 12.42 feet; thence N00°48'09"E, 36.79 feet to a point on a curve concave Southerly having a central angle of 01°14'17", a radius of 6783.50 feet and a chord bearing and distance of N80°21'03"E, 146.57 feet; thence Easterly along said curve 146.57 feet to the said POINT OF BEGINNING.
Containing 2,492 square feet, more or less.

WPIS 412531 2 STATE ROAD 93 HILLSBOROUGH COUNTY
DESCRIPTION
PARCEL 707
NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT
A portion of Lots 1 and 2, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, and a portion of the North 1/2 of Lemon Street per vacation by City Ordinance Number 4855-A, recorded in Official Record Book 2157, Page 195, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10190-2407; thence continue S00°51'21"W, along said Limited Access right of way line, same also being the East line of the West 1/2 of said Lot 1, Block 12, a distance of 133.07 feet to a point on a curve concave Southeasterly having a central angle of 00°51'50", a radius of 1959.86 feet and a chord bearing and distance of S69°57'49"W, 29.55 feet; thence Southwesterly along said curve and Limited Access right of way line, 29.55 feet to a point on a curve concave Southerly having a central angle of 01°14'17", a radius of 6783.50 feet and a chord bearing and distance of S80°21'03"W, 146.57 feet; thence Westerly along said curve, 146.57 feet; thence N00°48'09"E, 8.15 feet to the POINT OF BEGINNING; thence continue N00°48'09"E, 32.43 feet; thence S89°11'28"E, 12.14 feet; thence S00°48'32"W, 30.07 feet to a point on a curve concave Southerly having a central angle of 00°06'15", a radius of 6791.50 feet and a chord bearing and distance of S79°47'50"W, 12.36 feet; thence Westerly along said curve, 12.36 feet to the said POINT OF BEGINNING.
Containing 379 square feet, more or less.
The purpose of this non-exclusive Temporary Construction Easement is for constructing a new access driveway including ingress/egress.
This easement shall expire (5) years from the Order of Taking or completion of the project, whichever occurs first.

WPIS 412531 2 STATE ROAD 93 HILLSBOROUGH COUNTY
DESCRIPTION
PARCEL 717
NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT
A portion of Lot 1, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10190-2407; thence continue S00°51'21"W, along said Limited Access right of way line, same also being the East line of the West 1/2 of said Lot 1, Block 12, a distance of 133.07 feet to a point on a curve concave Southeasterly having a central angle of 00°51'50", a radius of 1959.86 feet and a chord bearing and distance of S69°57'49"W, 29.55 feet; thence Southwesterly along said curve and Limited Access right of way line, 29.55 feet to a point on a curve concave Southerly having a central angle of 00°05'39", a radius of 6783.50 feet and a chord bearing and distance of S80°55'22"W, 11.16 feet; thence Westerly along said curve, 11.16 feet; thence N09°07'28"W, 8.00 feet to a point on a curve concave Southeasterly having a central angle of 00°05'24", a radius of 6791.50 feet and a chord bearing and distance of S80°49'50"W, 10.66 feet; thence Westerly along said curve, 10.66 feet to the POINT OF BEGINNING; thence continue Westerly along said curve having a central angle of 00°07'36", a radius of 6791.50 feet and a chord bearing and distance of S80°43'21"W, 15.00 feet; thence Westerly along said curve, 15.00 feet; thence N09°16'39"W, 12.00 feet; thence N80°43'21"E, 15.00 feet; thence S09°16'39"E, 12.00 feet to the said POINT OF BEGINNING.
Containing 180 square feet, more or less.
The purpose of this non-exclusive Temporary Construction Easement is for constructing a sanitary sewer manhole in line with the existing buried utility.
This easement shall expire five (5) years from the Order of Taking Deposit or completion of the project, whichever occurs first.

WPIS 412531 2 STATE ROAD 93 HILLSBOROUGH COUNTY
DESCRIPTION
PARCEL 800
NON-EXCLUSIVE PERMANENT CONSTRUCTION EASEMENT which includes a NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT
A portion of Lots 1 and 2, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, and a portion of the North 1/2 of Lemon Street per vacation by City Ordinance Number 4855-A, recorded in Official Record Book 2157, Page 195, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10190-2407; thence continue S00°51'21"W, along said Limited Access right of way line, same also being the East line of the West 1/2 of said Lot 1, Block 12, a distance of 133.07 feet to a point on a curve concave Southeasterly having a central angle of 00°51'50", a radius of 1959.86 feet and a chord bearing and distance of S69°57'49"W, 29.55 feet; thence Southwesterly along said curve and Limited Access right of way line, 29.55 feet to a point on a curve concave Southerly having a central angle of 00°05'39", a radius of 6783.50 feet and a chord bearing and distance of S80°55'22"W, 11.16 feet; thence Westerly along said curve, 11.16 feet to the POINT OF BEGINNING; thence continue along said curve having a central angle of 01°08'38", a radius of 6783.50 feet and a chord bearing and distance of S80°18'13"W, 135.41 feet; thence Westerly along said curve, 135.42 feet; thence N00°48'09"E, 8.15 feet to a point on a curve concave Southerly having a central angle of 01°07'50", a radius of 6791.50 feet and a chord bearing and distance of N80°18'37"E, 134.01 feet; thence Easterly along said curve, 134.01 feet; thence S09°07'28"E, 8.00 feet to the said POINT OF BEGINNING.

You are each noticed that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of Hillsborough. You are further notified that the Petitioner will apply to the Honorable Christopher C. Nash one of the Judges of this Court on the 24th day of June 2025, at 2:00 p.m., or as soon thereafter as the matter can be heard via Zoom; Zoom link: https://zoom.us/j/4812642204; Meeting ID: 481 264 2204, for an Order of Taking in this cause. All respondents to this suit may request a hearing at the time and place designated and be heard. Any respondent failing to file a request for hearing shall waive any right to object to the Order of Taking.

Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:

James R. Lussier
Florida Bar No.: 362735
James.Lussier@Dinsmore.com
Yesenia.Labrador@Dinsmore.com
Dinsmore & Shohl LLP
225 E. Robinson St., Suite 600
Orlando, Florida 32801
Telephone: (407) 425-9044
Counsel for Petitioner

on or before June 13, 2025, and to file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, who the property should not be condemned for the uses and purposes set forth in the Petition. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

WITNESS MY HAND AND SEAL of said Court on the 8th day of May, 2025.

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

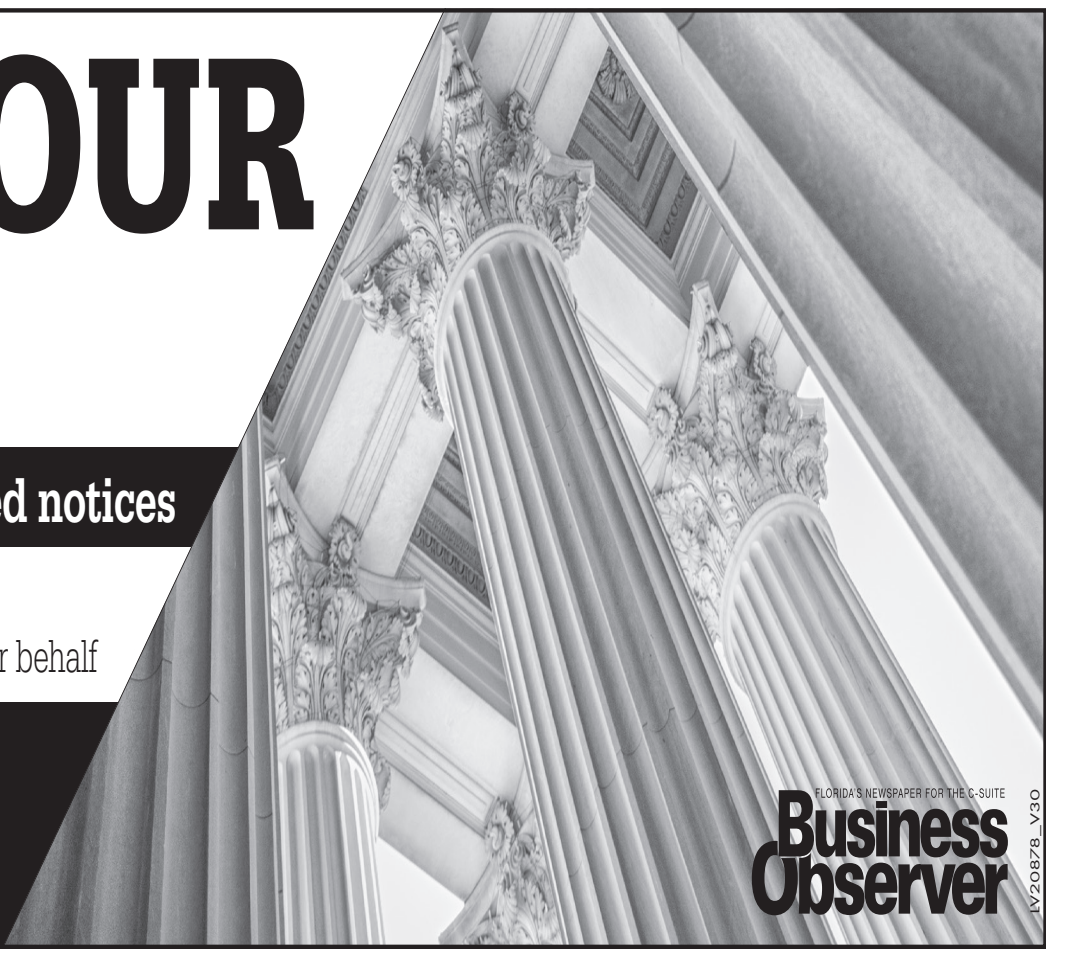
May 30; Jun. 6, 2025 25-01513H

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

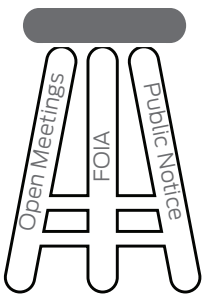
Call **941-906-9386**
and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**



Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC 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

May 23, 30, 2025 25-01476H

SECOND 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

SECOND 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://mangrovepointandmangrovemanorcdd.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

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20878_V14

SECOND 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

SECOND 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

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25 CA 002525
Division B

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

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

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

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

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

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

DATED on this 7th day of May, 2025.

Clerk of the Court, Victor D. Crist
(SEAL) BY: JENNIFER TAYLOR
As Deputy Clerk

the Plaintiff's Attorney,
Andrew W. Rosin, Esq.,
1900 Hillview Street,
Sarasota, FL 34239

May 16, 23, 30; Jun. 6, 2025 25-01383H

SECOND 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 HRTO 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

THIRD INSERTION

Public Notice

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

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

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

May 16, 23, 30; Jun. 6, 2025 25-01399H

SECOND 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

SECOND INSERTION

Public Notice

Effective June 14, 2025, Angeline 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

SECOND 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 and the personal representatives' attorney are set forth below.

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

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

FOURTH INSERTION

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

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

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

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

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

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

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

Ruben Durand, District Manager

May 9, 16, 23, 30, 2025 25-01298H

--- ACTIONS / SALES ---

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-48334
LIBERTY FIELD AT WATERLEAF COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MEHRULLAH MHER, RADDAVANH S. MHER, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

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

Lot 24, Block 21, WATERLEAF PHASE 6B, according to the Plat thereof as recorded in Plat Book 138, Pages 219 through 225, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid. With the following street address: 13329 Waterleaf Garden Circle, Riverview, Florida, 33579.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on June 26, 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 21st 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 23, 30 2025 25-01503H

SECOND INSERTION

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

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered in this cause, dated April 29, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on June 2, 2025, all property situated in Hillsborough County, Florida described as:

Lot 6 in Block "D", DEL WEBB'S SUN CITY UNIT NO 1, according to the map or plat thereof as the same is recorded in Plat Book 37, Page 89, of the Public Records of Hillsborough County, Florida
Property Address: 711 INDIAN WELLS AVE, SUN CITY CENTER, FL 33573

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

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

Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-03540 /
CASE NO.: 22-CA-005608
May 23, 30, 2025 25-01469H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-000333
THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
LETICIA J. VILLALTA A/K/A LETICIA VILLALTA, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 06, 2025, and entered in 25-CA-000333 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2005-7 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2005-7 is the Plaintiff and LETICIA J. VILLALTA A/K/A LETICIA VILLALTA; LUIS VILLALTA are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on June 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 5 VALRICO MANOR UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 17 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1975 CROWN PARK DRIVE, VALRICO, FL 33594

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

IMPORTANT

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

Dated this 20 day of May, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-235767 - NaC
May 23, 30, 2025 25-01494H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 25-CA-002976
RF -Section I
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN SHEEHY A/K/A CAROLYN D. SHEEHY, DECEASED; CITY OF TAMPA, FLORIDA; CHRISTOPHER DAVID SHEEHY; CHARNELL PATRICE SHEEHY; VERONICA L. WILLIAMS-SHEEHY; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN SHEEHY A/K/A CAROLYN D. SHEEHY, DECEASED
Last Known Address
Current Residence is Unknown

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

THE EAST 25.00 FEET OF LOT 9 AND THE WEST 25.00 FEET OF LOT 10, BLOCK 6, BROADMOOR PARK REVISED PLAT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS RIGHT OF WAY FOR CANAL.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before June 18, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED on May 13, 2025.
VICTOR D. CRIST
As Clerk of the Court
(SEAL) By: Mustafa Divan
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1496-215428 / UL
May 23, 30, 2025 25-01485H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 29-2023-CA-015123
SPECIALIZED LOAN SERVICING LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH E. WHITE, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 08, 2025, and entered in 29-2023-CA-015123 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUTH E. WHITE, DECEASED; PENNY A. WHITE; NANCY WEEMS are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on June 11, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 6, TROPICAL ACRES SOUTH SUBDIVISION UNIT NO. 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 13 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 12212 ELNORA DR, RIVERVIEW, FL 33579

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

IMPORTANT

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

Dated this 19 day of May, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-109731 - NaC
May 23, 30, 2025 25-01493H

FOURTH INSERTION

AMENDED NOTICE OF ACTION
Divorce by Publication
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT OF FLORIDA
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-002719
DIVISION: F
JOYCE ALJARRAH,
Petitioner/Wife,
And
ALAA JARRAH,
Respondent/Husband.

To: ALAA JARRAH
Last Known Address: 589 Oluwatoyin Omotosho Omole Phase 2 Ikeja Lagos, Nigeria

YOU ARE NOTIFIED that an action for the dissolution of marriage has been filed by your wife, JOYCE ALJARRAH. You are required to serve a copy of your written objections if any, to Fehintola Oguntebi, whose address is 1904 West Cass Street, Tampa, Florida 33606, on or before 6/9/2025, and file an original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter. Otherwise a default will be entered against you for the relief demanded in the Petition.

DATED on 5/2, 2025.
VICTOR D. CRIST
CLERK OF COURT & COMPTROLLER
(SEAL) BY: Martha Concilio
As Deputy Clerk
This instrument was prepared by
Fehintola Oguntebi
1904 W. Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com/
foguntebi@aol.com
May 9, 16, 23, 30, 2025 25-01352H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO.: 25-CA-000209
PAWNEE LEASING CORPORATION,
Plaintiff, vs.
SHAMMY@SHINE INC., d/b/a FLORIDA SUPER WASH, a/k/a FLORIDA CAR WASH, and STEPHEN BULBOFF,
Defendants.

To: Stephen Bulboff
10070 Gibsonton Drive
Riverview, FL 33578

YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 6/24/2025 either before service upon 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., Room 101 Tampa, FL 33602.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.

WITNESS my hand the seal of this Court on this 19 day of May, 2025.
VICTOR CRIST
Clerk of the Court
(SEAL) BY: JENNIFER TAYLOR
Deputy Clerk
Attorney for Plaintiff:
SOLOVE LAW FIRM, P.A.
Robert A. Solove, Esq.
PO Box 560608
Miami, Florida 33256
Tel. (305) 612-0800
Primary E-mail:
service@solovelawfirm.com
Secondary E-mail:
robert@solovelawfirm.com
PAW-4398
May 23, 30; Jun. 6, 13, 2025
25-01502H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-CP-000911
IN RE: ESTATE OF EFRAIN IBARRA BARCENAS, DECEASED.

The administration of the Estate of Efrain Ibarra Barcenas, deceased, whose date of death was 4/15/2023, Case Number 25-CP-000911, 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:
MERCEDES IBARRA
629 21st Ave SE Ruskin FL 33570
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 25-01480H

SECOND 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-001622
SECTION # RF
TOWNE MORTGAGE COMPANY,
Plaintiff, vs.
KENNETH A. RITCHEL A/K/A KENNETH ALEX RITCHEL A/K/A KENNETH RITCHEL; LAKE FANTASIA HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF KENNETH A. RITCHEL A/K/A KENNETH ALEX RITCHEL A/K/A KENNETH RITCHEL; 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 23 day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 215 AND THE EASTERLY 4.47 FEET OF LOT 214, LAKE FANTASIA PLATTED SUBDIVISION NO IMPROVEMENTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE(S) 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2000 LIMI MANUFACTURED HOME BEARING VIN FLA14614935A and FLA14614935B WHICH IS PERMANENTLY AFFIXED TO THE REAL PROPERTY IN ACCORDANCE WITH STATE REGULATIONS AND SHALL FOREVER TRANSFER WITH THE PROPERTY AS PROVISIONED IN FLORIDA STATUTE 319.261
PROPERTY ADDRESS: 8678 FANTASIA PARK WAY, 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@fljud13.org

Dated this 15 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
25-00569
May 23, 30, 2025 25-01497H

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

--- SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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

Dated this 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

SECOND 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 Statues. 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

SECOND 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@fljud13.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

--- ESTATE ---

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 25-CP-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

SECOND 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

SECOND 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 Lizabeth 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 f5t2YUtPQYDtNRh9X2cRgexE
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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
FILE NO: 2025-CP-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

SECOND 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. LOVELACE
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

--- SALES ---

SECOND 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 UNDIVIDED 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@fljud13.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

SECOND 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 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
E-mail your Legal Notice
Business Observer
legal@businessobserverfl.com

---ESTATE ---

SECOND 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, 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@trenam.com
Secondary E-mail:
chopper@trenam.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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2024-CA-002299
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, et. al., Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on May 8, 2025, in Case No. 2024-CA-002299 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC, is Plaintiff, and JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, CHAU M. ZACKERY, WELLS FARGO BANK, N.A., LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT #1 N/K/A MAHKI COOPER, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 10th day of July, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 4, LAKEVIEW VILLAGE SECTION "I", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 84, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 1753 OPEN FIELD LOOP, BRANDON, FL 33510

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 8th day of May 2025.

SOKOLOF REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E,
Greenacres, FL 33467,
Telephone: 561-507-5252 /
E-mail: pleadings@sokrem.com,
Counsel for Plaintiff
May 23, 30, 2025 25-01478H

SECOND 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-A8D-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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-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 Avenue, 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

SECOND 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:

Lots 7 and 8, Block 51, SULPHUR SPRINGS, a subdivision according to the plat thereof recorded in Plat Book 1, Page 111, of the Public Records of Hillsborough County, Florida, together with the West 1/2 of closed alley 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