# **Public Notices**

HILLSBOROUGH PAGES 21-32 PASCO PAGES 33-44

JUNE 6 - JUNE 12, 2025

Business Ibserver

HILLSBOROUGH COUNTY LEGAL NOTICES

\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

--- PUBLIC SALES ---

### FIRST INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

### PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM

### Sale to be held at www.storagetreasures.com.

1038 - Huber, Vanessa; 1067 - Katje, Kristy; 1090 - Blair, Pennie; 1099 - Blair, Pennie; 1108 - Paulino, Rafael; 2011 - Torres, Christopher; 2028 - Jackson, Victoria; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2115 - Nicol, Jennifer; 2124 - RANDALL, JEFFERY; 2147 - DE ARMOND, KATHERINE; 3002 - Figueroa, Rosa; 3059 - Aasen, Theo; 3062 - Brown, Scott; 3072 -Guiste, Nardine; 3163 - Hill, Macie; 3196 - Cruzado, John; 3208 - Jean-Francois, Gina; 3217 - Tampa Gardens Senior Living Ayala, Susan; 5011 - Kelly, Rebecca; 5017 - Suarez, Julio

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473

# Time: 11:00 AM

PAGE 21

# Sale to be held at www.storagetreasures.com.

1023 - Sharp, Jacob; 1029 - Tomer, Terrell; 1083 - Agyemang, Christopher; 1146 - delgado, Ana; 2010 - golbin, phil; 2013 -Somers, Matthew; 2015 - Mccullough, Sherkeila; 2018 - OConner, Donald; 2032 - McQuay, Marla; 3003 - Lovell, Randy; 3021 - Scott, Tyrell; 3033 - Pericot, Leighann; 3037 - Aponte, Christian C; A005 - Doucette, Alyssa; A073 - Franklin, Hipolito; A078 - Brooks, Jason; A092 - Ortiz, Carmela; B204 - Matera, Carolyn; B207 - Thomas, Elyse; B219 - Finen, Donald; B223 - Davis, Ronshai; B242 - Aponte, Jose H; C301 - Zuniga, Marianela; C315 - young, Calvinnisha; C332 - Avila, Gerardo M; C349 - Lopez, Ernesto; C356 - Burchett, Robert; D405 - Sirmans, Parris; D427 - Stumper, Robert; D435 - Rivera, Natshaly; D439 - Steele, Lanica; D467 - Araujo, David; E524 - Muldowney, Timothy; E527 - Payrow, Nooshin; E543 - volodymyr, pavlov; H804 - sforza, michael: H813 - Weber, Paul

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

### Time: 11:15 AM Sale to be held at www.storagetreasures.com

0112 - Yaddof, Corey; 1027 - Philips, ILEANA; 1338 - Smith, Ramirez; 154B - Allen, Bridgett; 257 - Edwards, Jenneh; 258 -King, Kris; 327 - Shelton, Dennis; 343 - Gibson marine group llc gibson, william; 725 - Lykins, Erin; 728 - Marku, Francis; 746 - Samuel, Deja; 758 - Lykins, Erin; 779 - Tarver, Charles; 953 - suero, Gladys; 981 - Lancaster, Byron

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 2025 25-01567H

# FIRST INSERTION VILLAGES OF BLOOMINGDALE 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 Villages of Bloomingdale Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	July 15, 2025
TIME:	9:00 A.M.
LOCATION:	Villages of Bloomingdale
	6301 Valleydale Drive
	Riverview, Florida 33578

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, Jason Greenwood, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.villagesofbloomingdalecdd.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 eed a record of proceedings and that accordingly the person may nee to ensur that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION

NOTICE IS HEREBY GIVEN that business under the Fictitious Name of Wavecrest Publishing located at 10414 33592 intends to register the said name the Department of State, Tallahassee,

Rebecca Guy

# FIRST INSERTION Notice Under Fictitious Name Law Pursuant to Section 865.09,

NOTICE IS HEREBY GIVEN that the undersigned, desiring to en-gage in business under the fictitious name of RealClean Tampa Bay located at 4011 W Horatio St, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

day of May, 2025. KERCHER AVIATION LLC

June 6, 2025

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

FIRST INSERTION

the undersigned, desiring to engage in business under the Fictitious Name of Resolute Farms located at 4710 Drawdy Road in the City of Plant City, Hillsborough County, FL 33567 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of June, 2025.

Megan Sewell 25-01623H

# FIRST INSERTION

**Public Notice** Effective July 7, 2025, Devin Petrone, MD, will no longer be practicing medicine at WellMed.

Patients of Dr. Petrone may continue care at WellMed at Plant City.

Patients can obtain copies of their medical records at:

WellMed at Plant City 507 W, Alexander Street Plant City, FL 33563 Phone: 1-813-754-3504

Fax: 1-813-752-6863

June 6, 13, 20, 27, 2025 25-01630H 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 Particle Transport Technologies located at 1719 Clement Road in the City of Lutz, Hillsborough County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of June, 2025.

2.0 Enterprises, Inc. Dale Coram June 6, 2025 25-01633H

# 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 Theology Reformed, located at 7407 albany dr, in the City of Tampa, County of Hillsborough, State of FL, 33625, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 3 of June, 2025. Tyler Ray Fields 7407 albany dr Tampa, FL 33625 June 6, 2025 25-01632H

# FIRST INSERTION

# ENCORE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL

ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Encore Community Development District ("District") will hold the following public hearings and regular meeting:

DATE:	July 2, 2025
TIME:	4:00 p.m.
LOCATION:	Ella at Encore
	1210 Ray Charles Blvd.
	Tampa, Florida 33602

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

### **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://encorecdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manag-er's Office within twenty days of publication of this notice. 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.

#### District Mone

the undersigned, desiring to engage in Less Traveled Rd in the City of Thonotosassa, Hillsborough County, FL with the Division of Corporations of Florida Dated this 4th day of June, 2025.

June 6, 2025

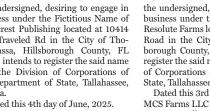
25-01636H

June 6, 2025

Florida Statutes

Dated at Tampa, Florida, this 28th

25-01578H



District Manager, Jason Greenwood		Affor
June 6, 2025	25-01572H	
June 0, 2025	25-015/211	Renta

# FIRST INSERTION

# INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tam-pa, Florida 33607, hereby issues Public Notice of its intention to receive bids for construction of housekeeping restrooms, Raymond James Stadium.

### BID #24-15

Construction of Housekeeping Restrooms, Raymond James Stadium

### MANDATORY PRE-BID CONFERENCE

Thursday, June 26, 2025 at 10am (Entrance B/C off Himes Avenue - Raymond James Stadium)

### BID DUE DATE Tuesday, July 8, 2025 not later than 10am

Bid packages will be available for distribution on Friday, May 30, 2025. Documents are also available for download on our website https://www.tampasportsauthority. com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 21st Day of May 2025.

June 6, 2025

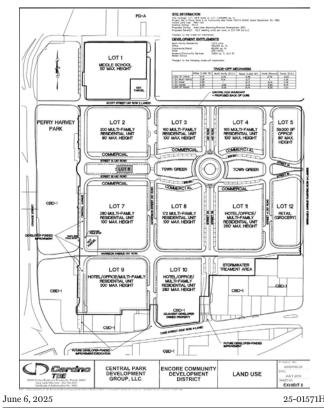
/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
25-01577H

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Affordable MF Rental (AFR)	545	0.40	\$230.50
Market Rate MF Rental (MRKR)	225	0.50	\$288.12
Affordable MF Condo (AFC)	30	0.60	\$345.74
Market Rate MF Condo (MRKC)	270	0.70	\$403.37
Hotel	200	0.70	\$403.37
Museum	3,900 sq. ft.	2,000.00	\$0.29
Retail-Grocery	36,000 sq. ft.	1,000.00	\$0.58
Other Retail	45,100 sq. ft.	1,250.00	\$0.46
Office	180,000 sq. ft.	1,500.00	\$0.38

\*includes collection costs and early payment discounts

# NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County "County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.





# --- PUBLIC SALES ---

### FIRST INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

# Time: 09:30 AM

# Sale to be held at www.storagetreasures.com.

1027 - rosa, Leandro dela; 1049 - Moronta, Jackie; 1066 - demease, Tyteanno; 2027 - Anthony, Tierra; 4007 - Estrada, Alex; 6041 - Palmer, Daniel; 6079 - Metzer, Jay; 7044 - Irvin, Betty; 7061 - washington, claudia; 7075 - Soluri, Paul J; 7076 - Mason, Tkera; 8045 - hartnett, Andrew; 8059 - George, Kenyaetta; 8060 - Christie, Winston; 8077 - Dragas, Danijella; 8088 - Shankman Leone, P.A. Lewis, Tiffany; 8094 - Leslie, Adrienne; 8108 - Obrien, Jessica

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

# Time: 09:45 AM

### Sale to be held at www.storagetreasures.com.

0508 - Alfonso, Anthony; 0513 - williams, Levi; 0713 - Rosario, Gregory; 0816 - Hernandez, Enrique; 1148 - Farrar, Michael; 1262 - Lewis, Emily; 1282 - Maxey, Zachary; 1303 - Lucassweatt, Brandi; 1310 - Dixon, Chamir; 1337 - Delapena, Ali; 1360 - Rowan, Dennis; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 - Kerr, Allison; 1461 -Rodriguez, Carlos; 1484 - Ortiz, Eric; 1701 - Kraft, Kimberly

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

### Time: 10:00 AM

### Sale to be held at www.storagetreasures.com.

Sale to be field at www.scorage reason escont.
BO81 - De Armond, Katherine; B087 - WAINWRIGHT, LEEROY; B100 - Valavender, Kaitlin; C019 - Thompson, Kyree; E074 - Vazquez, Luis; E088 - Hayes, Dionne;
F007 - menendez, tino; F031 - Espana, Edgar; F046 - Fernandez, Melanie; F077 - Bowens, Isaiah; F102 - guzman, Haydee; G039 - Silva, Rodrigo; G041 - Diaz, Brenda; G081 - Mottern, Christopher; G084 - Tirado, Richard; G093 - McCrae, Brian; G100 - Aviles, Bluette; H040 - Zarnoch, Roberta; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J009 - Villatoro, Guillermo; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; J051 - Mejias, Rob; K029 - Cruz, Eli PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Time: 10:15 AM

# Sale to be held at www.storagetreasures.com.

1073 - Green, Tawana Boone; 1094 - Love, MDaezha; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1233 - Vega, Jerry; 1247 - Paulino, Rafael; 1313 - Anderson, Vanilla; 1345 - Fieger, Celia; 1391 - Akinlofa, Adeola; 1392 - Akinlofa, Adeola; 1406 - Scallon, Thomas; 2044 - Paulino, Rafael; 2057 - Figueroa, Maria; 2065 - Pitchford, Ashley; 2209 - Norman, Stephanie; 2253 - DE ARMOND, KATHERINE; 2268 - White, Omar; 2286 - Gonzalez, Joseph; 2269 - Williams, Lamont; 2325 - DE ARMOND, KATHERINE; 2333 - Byrd, Willie; 2421 - Ohair, Pala; 2434 - Llanos-Rivera, Betzaida; 3036 - Franklin, Ferron; 3039 - BROOKS, MICHELLE; 3057 - Voguish Boards LLC Delgado, Nicolas; 3059 - Gordon, Tammy; 3064 - sconiers, Johniela; 3092 - Johnson, Sayonni; 3126 - Rivera, Francheska; 3163 - Davis, De Azia; 3250 - Brown, Teresa; 2382 - Carrington, Lisa; 3283 - Henderson, Letoya; 3305 - DE ARMOND, KATHERINE; 3317 - DE JESUS, FELIPE; 3327 - DE ARMOND, KATHERINE; 3370 - Lopez, Jasmine; 3372 - Grant, Beverly; 3374 - Negron, Elan; 3376 - Lopez, Jimmy; 3386 - Malave, Tiffanie; 3392 - Lersundy, Carlos; 3405 - Ruiz, Dianelys; 3428 - Cruz, Henry; 3432 - Riles, Kathleen; 3437 - Denis, Rebecca; B151 - Johnson, Ray; CO43 - JSS Distribution Service Rubino, Brenda; CO61 - Stroll, Casey; D104 - Rodriguez, Angel M; D108 - Advanzeon Solutions Inc Heidt, Mark; D118 - Fernandez, Khaleb; E071 - Gonzalez, Zeihara; E097 - Wilks, Kenneth; F075 - Goodson, Patricia; F090 - Veloz, Dianelys; F096 - Stroll, Angie; F099 - hunt, devontae; F106 - Merinoconte, Pedro; F114 - Smith, Natalie; F117 - Mullings, Alexander; F131 - Abreu, Juanita; F138 - Sherman, Daryl; F146 - Yanez Agelvis, Jose; F157 - Brunson, Jeanette

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

# Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A003 - Reed, Ebony A005 - Johnson- Streater, Herbrinia; A026 - Shelby, paul; A029 - liebert, tim; B004 - Jenkins, Kennie; B007 - jacobsen, walter; B009 - Joseph, Jasmyne; B019 - Baker, Rebecca; B023 - Jackson, Tarshell; B025 - james, Katrina; B029 - Goldsmith, Annie; B049 - Lewis, Razjhae; B053 - Kelly, Mary; B057 - Rafferty, Christopher; B061 - Garcia, Jenndalix; B062 - Anderson, Tamika; B076 - Carson, Darnisha; C026 - Williams, Kendrick; C027 - FLOYD, UNIQUE; C028 - Cantt, Dana; C080 - Walker, Tijon; C088 - McClendon, Chalynda; C097 - knighton, Stacey; C113 - Boothe, Andre; C121 - smith, jacqueline; D004 - Smith, Chisa; D007 - powers, jeffery; D015 - Mack, Katrina; D026 - Figueroa, Brandon; D063D - Torres, Giovanny; D064I - Ladson, Tishia; D072 - Buzek, Brandi; D093 - fitzgerald, alfreda; D125 - Grim, Matthew; D137 - Lundy, Patricia; E004 - Lattanzi, Brendon; E010 - Oneal, Ronnie; E028 - Davis, Kevy; E055 - Jimenez, Ruth PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

### Time: 10:45 AM

### Sale to be held at www.storagetreasures.com.

1034 - Viera, David 1036 - Velasquez, Jessica; 1038 - Murphy, Diamond; 1061 - Flemister, Ernestein; 1133 - hodges, robert l; 1141 - Torres, Gisela; A014 - Boyle, Shery A; A025 - Allen, Deanthony; B027 - Jackson, Earnest; B030 - Combs, Francheska; B039 - Redmond, William; C010 - Boykin, Elexsis; C016 - Reyes, Maria Luisa; C057 -Jackson, Jahmil; D032 - Dossantos, David; D048 - VECIANA, Geovani; F004 - Corley, Louis; F012 - Hernandez, Lazaro; F016 - Sudney, Brian PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

### Time: 11:00 AM

# Sale to be held at www.storagetreasures.com.

A019 - Joyal, James; A041 - Jackson, Breshaun; B005 - Ososki, Samuel; C018 - negron, Aileen; C025 - Ries, Delaney; C043 - Ososki, Samuel; D027 - Murillo, Mariana; E010 - beach, Robert; E041 - Elias, emily; E051 - Santiago, Isiah; E059 - Jackson, Evanthony M; E074 - kidane, Giday; E100 - Washington, Rickey; E101 - Austin, Randall; E118 - Guzman, Garett; E128 - Evans, Angela; E147 - PAUL, ROSELLA; E162 - Ososki, Samuel; G130 - Barnett, Donnese PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

### Time: 11:15 AM

### Sale to be held at www.storagetreasures.com.

A011 - Grates, Charles; A012 - Lindsey, Darnisha; A019 - Chestaro, Ingrid; A022 - Johnson, Amya; A023 - Jackson, Sandra; A027 - James, Banks; A042 - Polanco Gonzalez, Tomas; A047 - Darnell, Roneishia; A057 - Nadeem, Sayyed; A077 - Triana, Yanellys; B004 - Smith, Demarcus; B005 - Gomez Gomez, Feliciano; B015 - Lovell, Amber; B017 - Mcgarey, Shelly; B035 - Vazquez, Pedro; B041 - Villalta, Nora; B049 - Richardson, Takeshia; B056 - Peele, Scott; B061 - williams, christine; B079 - Butson, Bryan B083 - Holland, Aaron; B084 - Kelly, Kirk; E001 - wilson, Domon; E008 - Campos, Jesenia; F006 - Triana, Yanellys; F020 - Raiford, Eukiela Daniels; F022 - Hall, Crystal; G004 - Clayton, Mary; G005 - Sepulveda, Edwin; G021 - matute, Lechey; G023 - Pass, Roberta; G036 - Pouchie, Brenda; G044 - Long, Shenita; G048 - Gonzalez, Adlinelena Martinez; G051 - Daniels, Damar; H003 - Richardson, Edwina; H009 - Guilford, Kiara; H024 - Myers-Dudoit, Tiana; H026 - Pena, Santiago; H031 - leocadia, jeanine; H040 - kelley, Talia; H043 - Robinson, Linda; H045 - Scott, Joshua; H064 - Powell, James; H071 - Sanchez, Jessica; H077 - Allen, Erion; I002 - Manius, Elie; I014 - Williams-Anderson, Kelly; I019 - Perez, Coralia; I021 - Bradley, Tonisha; I026 - Prescott, Tai; I056 - BARNETT, DENNIS A; I058 - young, April; J060 - Dupree, Sayyida Monique; J061 - Seay, James; J067 - Green, Anita; J077 - Dundas, Ardakre; J083 - Montina, Catherina; K018 - Bellamy, Tyren; P018A - Hopper, Antoine; P029 - Perry, Bernard

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

# Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

0115 - USF Sigma Chi Theta Beta sansaverino, lucas; 0117 - chandler, michael; 0202 - Children with a vision inc Lewis, Tonya; 0205 - Archie, Katrice; 0245 - Exum, Britney; 0267 - Jordan, Tatyana; 0330 - Mayo, Irene; 0332 - o, Maria ; 0365 - Thompson, Shaneka; 0366 - Purnell, Jasmine; 0368 - Gray, Dajah; 0376 - Williams, Terrence; 0416 ford, Tameoka; 0419 - Platts, Jonathan; 0431 - Floyd, Timothy; 0449 - Owens, Verlon; 0456 - Jones, Timika V; 0458 - Matthews, Rochelle Marie; 0508 - Kelley, Tquowanda; 1019 - Harris, Terri; 1023 - lowry, Lorenzo; 1024 - Howlader, Rubai; 1055 - Robinson, Brittany; 1061 - Hampton, Dominisha; 1062 - Gonzalez, Thalia; 1063 - Mays, Glenda; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1073 - Mays, Glenda; 1137 - Bradshaw, Tyra; 1146 - Cruz, Sashiah; 1153 - stancil, Diane; 1160 - grimes, Terry; 1199 - Jackson, Gregory; 1205 - Martinez, Kelvin; 1255 - Smith, Phonecia; 1266 - Rollerson, Terri; 1281 - Shell, Stephanie; 1299 - Johnson, Raymond; 1302 - Dawson, Rudolph; 1303 - Erinle, Edward; 1343 - Baldivia, Tamara; 1354 - Ezzahi, Francheska; 1372 - Maldonado, Jarimar; 1382 - Irvin, Stephen; 1416 - Mixon, Permella; 1417 -Davis, Deandre; 1419 - brooks, tiffany; 1430 - Wright, Jaron; 1432 - Hagemann, Kenneth; 1435 - wise, Wesley; 1448 - Herron, Wyshuna; 1455 - Lawson, Carole; 1464 - Young, Fayelace; 1470 - Janzen, Amanda; 1477 - norton, tumeka; 1486 - Dukes, Mary; 1491 - jackson, Eyria; 1494 - Comer, Jessica; 1497 - Rivera, Luis Anibal; 1500 - Kegler, Cheryl; 1511 - Lanyon, Sarah K; 1519 - Taylor, Cherie; 1535 - Clemmons, Bernard; 1544 - Dye, Amelia; RV017 - durga, aravind

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

# Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

0112 - fitzgerald, Joann; 0120 - Rosado, Giovanni; 0149 - Carr, Mark; 0176 - Hopton, Dimetrius; 0206 - Ruiz, Miguel; 0238 - Terra Florida Contrac Sleipas, Alejandro; 0245 - Moskos, Nick; 0301 - sanders, Joshua; 0405 - johnson, sonja; 0406 - Gallon, Cornelius; 0507 - Matke, James; 0511 - Rodriguez, Carlos; 0527 - Boudier, Silvia; 0555 - Martin, Dariel; 0608 - Sosa, Steven; 0626 - Rodriguez, Alejandro; 0629 - Williams, chaquavia; 0640 - gonzalez, Kathelyn; 0649 - Francia, andrea; 0661 - Mora Martinez, Nataly; 0709 - Guerrero, Kaylin; 1015 - Yturrino, Andrew; 1024 - Peral, Rose Del; 1031 - Smalls-Muldrow, Kenneth; 1044 - conrad, Jada; 1060B - Woodward, Brian; 1120F - Lasserre, Jaclyn; 1120G - Ramos, Martin

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

# Time: 12:00 PM

Sale to be held at www.storagetreasures.com. A0108 - Arauz, Patricia; A0122 - Walton, Sheena; A0213 - Harvey, George; A0222 - perez, myrta; A0226 - Williams, Brittany; A0235 - Eduardo, Rodriguez; A0243 - Clark, Robert; A0251 - Daniels, Shandrieka; A0276 - McDaniel, LUCIE; A0309 - Javier, Ramon; A0339 - Miranda, Rosanne; A0346 - Dueno, Rossangela; A0414 - Luis, Lois; A0530 - Thomas, Natalie; A0531 - Hawkins, Rebecca; A0532 - Simmons, Mikila; A0546 - Contreras, alfredo; A0552 - Concepcion, Melissa; A0553 - Rodriquez, Robert; A0574 - Mumford, Robert; B0141 - Hogendoorn, Albert; B0156 - Trank, Carlton; C0128 - Martinez Gil, Augusto; C0619 - Simmons, Tai; C0624 - Hayes, Josephine A; C0635 - Gutierrez, Yanitza; C0665 - Robinson, Talisha; C0666 - canty, Shena; C0688 - MontesDeOca, Desiree; C0749 - Amaro, Tania; C0751 - Stoli Group Zieniewicz, Greg; C0758 - Conover, William; C0759 - Portis, Quinessa M; C0761 - Johnson, Patrice Thompson; C0766 - Pittman, Dwavne

### 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 meet-ing 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 June 6, 2025

25-01569H

### FIRST INSERTION NOTICE OF BOARD MEETING BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **June 18, 2025, at 10:00 AM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC

June 6, 2025

25-01570H

### FIRST INSERTION NOTICE OF RULEMAKING FOR THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

Public hearings will be conducted by the Board of Supervisors of the Varrea South Community Development District ("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.

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

### Time: 12:15 PM

# Sale to be held at www.storagetreasures.com.

1029 - Gamarra, Alma; 1031 - Flippin, Shane; 1144 - Davis, Samantha; 1258 - Silver, Thomas; 1259 - caruso, Virginia; 1410 - Smith, Bree; 1516 - Ward, Stacey; 1529 - crum, A S; 1542 - Clark, Creed; 1552 - lozano, Jenny; 1565 - Runarsdottir, Gudrun; 2054 - BELL, CHERYL; 2079 - Ziedenweber, Sara; 2097 - cott, Marshall; 2124 - Torres, Yanisledy; 2129 - Ford, Barbara; 2136 - Stevenson, Samuel; 2148 - Matina, Brandon; 2165 - Michael, Adrian; 2202 - Crawford, Miranda; 2210 - perez, xiomara; 2217 - Benbow, Shakina; 2229 - Navarro Pupo, Yuneisis; 3003 - Moncho, Daniela; 4103 - hogg, Paul; 5103 - hogg, Paul; 5106 - Collazo, Alex; 5110 - Pedrosa, Lasandra; 5114 - Miranda, Nelson; 5202 - Torres, Yanisledy; 5408 - Betancourt, Isairis; 5409 - Mervil, Vilner; 5413 - Fernandez, Kayla; 5509 - moore, Jarvis; 5511 - Napier, Jascenta

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

### Time: 12:30 PM

# Sale to be held at www.storagetreasures.com.

1004 - Serve, Chatalle; 1029 - Pearce, Jaclyn; 1083 - Barfield, Joseph; 1086 - Akright, Gerald; 2005 - Slocomb, Kelly; 2011 - Lang, Jeffrey; 2073 - Sage, Samantha; 2082 -Hayworth, Trevor; 2131 - marlinski, andrew; 2140 - Nunez, Blanchy; 2153 - Totten, Kathleen; 3011 - Lamb, Kristopher; 3055 - Whalen, Wynn; 4006 - McGahan, Ann; 4011 Hernandez, Michelle; 4016 - Pickford, Christina; 4118 - Whaley, Mykel; 5003 - CARPENTER, KRYSTAL; 5016 - Smith, Jamieka; 5049 - Eason, Dominique; 5070 - Osdon, Joseph; 5080 - Zavala, Ashley; 5134 - Mondesir, Anniesha; 5156 - Anderson, Brad

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

# Time: 12:45 PM

# Sale to be held at www.storagetreasures.com.

1002 - Williams, Darnelle; 1006 - Williams, Darnelle; 1011 - Hammonds, Tamesha; 1030 - Laviolette, Shivonne; 1033 - Sutton, Kathi; 1074 - Collins, Sherrie; 1093 - Nunez, Fernando; 1099 - Pena, Richard; 1141 - VARGAS, MELANIA; 1165 - RILEY, JOHN; 1187 - Betancourt, Yahaira; 1204 - Britton, Allen; 1227 - Ortiz, Auderline; 1235 Grajales, Geraldo; 1241 - Jones, Laquisha; 2018 - Klapproth, Donald; 2076 - Acevedo, Ruben; 2077 - Feliciano, George; 2137 - Jackson, Abraham; 2170 - Spears, Toleah; 2212 - Merchant, Kiara; 2241 - jackson, ya'kerea; 2248 - Carnes, Julie; 2359 - Wardlaw, Janay; 2376 - Greene, Kevonna; B011 - Bloomer, Chanti; B013 - Matera, Carolyn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 2025

25-01566H



In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to promulgate 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 roads and other property. The proposed rules include the District's right to impose a fine up to \$1,000 plus attorney's fees for a violation of the proposed rules. The proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the rules includes Sections 120.54, 190.011, 190.012, and 190.035, Florida Statutes. Prior notice of rule development was published in the Business Observer on May 30, 2025.

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

The public hearings may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearings is asked to advise the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010 (hereinafter, the "District Office") at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1 800-955-8770 (Voice), who can aid you in contacting the District Office.

A copy of the proposed rules may be obtained by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 570-0010.

Andrew Kantarzhi, District Manager June 6, 2025

# --- PUBLIC SALES ----

### FIRST INSERTION NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

# Time: 09:30 AM

# Sale to be held at www.storagetreasures.com.

0078 - Pereira, Destiny; 0087 - Rivera, Leonardo; 0113 - Fulkerson, Christina; 0142 - ortiz, Aliana; 0206 - Baker, Antonio; 0213 - Stone, Candice; 0230 - Gabbart, Shonte; 0242 - Jefferson, Karysma; 0262 - Noble, Melissa; 0267 - Jr, Benjamin Swaby; 0300 - Yuill, Alex; 0307 - Brown, Sara; 0309 - Larsh, Dustin; 0310 - Edwards, Deborah; 0325 - Zambrana, Doris; 0331 - Acevedo, Mark; 0337 - Wiggins, Faith; 1001 - B, Ashia; 1023 - Ali, Chase; 1027 - Gordon, Rashard; 1029 - Brown, Kelvin; 1042 - Paramo, DeAnna; 1061 - Wooten, Jeff; 2001 - Jenkins, Ebony; 2007 - Stanley, Courtney; 2023 - Nicolaus, Keneasha; 2027 - Jenkins, Ebony; 3032 - Brown, Kelvin; 3044 - Smith, Samuel; 3050 - Hargrove, Carlette; 3058 - Katuramu, Liberty; 3060 - Jenkins, Herbert; 3065 - peacock, deona; 4017 - bishop, ryan; 5001 - Sheegog, Sylvester PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

# Time: 10:00 AM Sale to be held at www.storagetreasures.com.

0209 - Fipps, Ekiria; 0318 - Diaz, Linda; 0338 - Quinonez, Amari; 0359 - CASTAING, MICHAEL HENRI; 052728 - Dorries, James; 0530 - faison, Crystal; 0537 - Smiley, Jerome; 0544 - ROMERO, RICARDO; 055354 - Brasiel, Michaele ; 2030 - Lamb, Ashley; 206364 - Yeshion, Sarah

# PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

# Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

01002 - teague, Stephanie; 01035 - bright, Daniel; 01040 - morse's landscaping llc Morse, Jessica; 01041 - Desir, Alex; 01045 - Jerry, Tarik; 01082 - Thompson, Tonvata; 01168 - Edwards, Kelli; 02014 - Crandall, Cynthia; 02054 - Cruiz, Alberto; 02076 - Jones, Ariel; 02077 - Pitts, Zelda; 02111 - Tyson, Clifton; 02118 - Thompson, Tonyata; 02128 - Thompson, Tonyata; 02131 - Gardner, Kelly; 02132 - Dorris, Janashia; 02205 - pinero, Prisilla; 02213 - King, George; 03029 - Young, Tawni; 03049 - James, Tiffany; 03062 - Pruitt, Karawn; 03108 - Dulin, Damien; 03117 - Kanneh, Yatta; 03143 - Stafford, Devon; 03147 - Warren, Donald; 03161 - Gonzalez, Hattie; 03194 - Bailey, Dejaniqua; 03227 - Brown, Chris; 03278 - Kanneh, Yatta; 03296 - MCRAE, WADE; 07003 - Beckles, Olvin; 07018 - Campbell, Brittany; 07030 - Walker, Helen; 08017 Williams, Tracey; 08019 - Armour, Sharae; 09016 - Johnson, Ralston; 12056 - Evola, Salvatore; 13030 - Bright, John; 13166 - Curtis-Thomas, Camille PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

# Time: 10:30 AM

### Sale to be held at www.storagetreasures.com.

0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0222 - III, Lucius Gibson; 0307 - Fleming, Khaliah; 0324 - Allen, Marc; 0336 - kinsey, Emily; 0434 - AIC STRATEGIES Rao, Adarien; 1020 - young, Elizabeth; 2023 - Hood, Melissa; 2028 - III, Lucius Gibson; 3048 - Rosewell, Deverlyn; 3049 - Rosewell, Alexia; 3056 - Burrows, Alicia; 3075 - Hernandez, Michael; 3076 - Ravnell, Keshia; 3098 - Storms, Codyjane; 3156 - Abushanab, Ola; 3169 - III, Lucius Gibson; 3213 - harris, Shakia; 3214 - King, Rick A; RV12 - Poff, Junior

# PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

# Time: 11:15 AM Sale to be held at www.storagetreasures.com.

1013 - Harrell, Latoya; 1047 - clemmons, latanya; 1079 - Anderson, Melissa; 1103 - Lewis, Carter; 1103 - Lewis, Octavia;1113 - dean, Jevonta; 1129 - Anderson, Jessica; 1130 - Funk, Bryan; 1131 - Nolton, Topaz; 1137 - Roulhac, Claudia; 1144 - Sexton, Lauren A; 1181 - Mc Donald, Charles; 2007 - Woodard, Maya; 2008 - Axon, Sharhonda; 2046 - Lewis, Carter; 2046 - Lewis, Octavia; 2068 - Ravnell, Keshia; 2081 - james, Andrew; 2083 - Green, Angela; 2112 - Doctor, Nymia; 2113 - Hairston, LaToya; 2132 - Harmon, Barbara; 2136 - Day, Daniel; 2145 - Wilson, Kevin; 2177 - Almaguer, Randy; 2191 - Lewis, Carter; 2191 - Lewis, Octavia; 3020 - Homer, Sonja; 3022 - washington, LaQuinda; 3051 - Henry, Aja; 3070 - Walker, Jamee; 3086 - Rivers, Donovan; 3113 - Lindsey, Anthony; 3116 - King, Leroy; 3123 - Cross, Dave; 3141 - Simpson, Kaceilea; 3156 - Warren, Clarence; 3187 - Davenport, Ciara

### PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

# Time: 11:45 AM

# Sale to be held at www.storagetreasures.com.

A035 - Caceres, Sean; A038 - Russ, Brandon; A060 - Bonilla, Walenda; B004 - Premium Art Management Inc. Hayes, Alex; B006 - Oglesby, Shelly; B036 - Caceres, Sean; B050 - Boone, Yvonne; B074 - Villalobos, Santana; B081 - thompson, Ashley; B083 - Flores, DigMarie Lozada; B091 - beasley, Lovette; B126 - Menzel, Stewart; C028 - Fedrick, Eugenia; C034 - Cacador, Sabrina D; C047 - Gonzalez - Yague, Milagros; C058 - George, Ladasia; C076 - Rivera, Jose; D019 - ESQUILIN, WILFREDO; D049 - Gainor, Michelle; D065 - carr, Courtney; D102 - Moss, Kateara; D123 - Sr, Roderick Mack; E005 - Leach, Jason; E025 - Williams, Willie; E039 - Jennings Jr., Joel; 1015 - Larry, Rashaw; 1016 - Dennard, Arthur; 1021 - James, Dashaun; 1027 - Paratore, Lisa; 1031 - Redmond, Maryah; 1033 - High, Charles Calvin; 1049 - Baumann, Haley; 1055 - Khaled, Maysa Khaled; 1066 - Malpass, Deana Ann; 1082 - Oden, Keyanna; J010 - Ellis, Dajalon; J019 - Moody, Denise; J035 - Waters, Dabrion; J048 -Oliver, Allen; J077 - Taylor, Jamal; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J105 - Byrd, Pippi; J115 - Hudson, Brittany; J117 - Lima, Adrian; J149 - Hall, Alcia; K005 - buie, Starr; K020 - Villanueva, Carlos; K022 - Barlow, Alcia; K035 - Phillips, Jalawnna; K057 - Muex, Gwen; K065 - Mcmillan, Darnesha; K085 - Farese, Brittney; L006 - JENRETTE, KALEAB; L007 - Campbell, Lashell; L009 - Brantley, Cortnee; L016 - Munyan, Benton; L020 - Flint, Faith; L049 - McCloud, Kieanna; L101 - Keys, Shernita; L200 - altidor, Cecilia

# PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

# Time: 12:00 PM

# Sale to be held at www.storagetreasures.com.

0017 - simeton, Kenji; 0048 - Colon, Jessica; 0060 - Brown, Shanea; 0063 - Leonor, Devin; 0073 - Shellman, Kaylicia; 0092 - Galoway, Joanne; 0108 - Montanez, Mark; 0110 - Grey, Donald; 0134 - Pequeno, Anthony; 0142 - Lapointe, Charlienne; 0201 - Carrington, Lisa; 0235 - The Creative Cohort Singleton, Jay; 0245 - Gallardo, Lindsay; 0279 - Giuliani, Odette; 0333 - Carter, Yatiuna; 0334 - Brown, Rejea; 0361 - Parker, Josh; 0407 - Melendez, Sameshley; 0445 - Murphy, Carlous; 0507 - Lowe, Tamara; 0514 - linton, Gary, 0522 - Parker, Karen; 0534 - Williams, Ivana; 0561 - Tankersley, Jessica; 0617 - Bari, Michelle Caldas; 0653 - Carey, Stacie; 0657 - Meyer, Clifton; 0669 - Crespo, Manuel; 0672 - Wright, Sean; 0718 - Hosey, Dafney; 0731 - Venditti, elena; 0737 - Guillama, Christina; 0756 - Saunders, Shauntrea; 0823 - Perez-Young, Jennifer; 0835 - Lewis, Cynthia; 0845 - Parrott, Kelly; 0846 - cox, Amy; 0855C - Cintron, Romeo; 0855F - Hydeia, Gavin; 0857A - Marshall, Erykah; 0857D - Ajoku, Tamara; 0857I - Johnson, Jennell; 0858D - Espinal, Ray; 0859C - Gilbert, Pathenia; 0862E - Griffin, Shoshanna; 0885 - Cargile, Jeffery; 0903 - wright, Bernard; 0922 -OGara, Lea; 1011 - Hosey, Dafney

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

# Time: 12:15 PM

# Sale to be held at www.storagetreasures.com.

1006 - Hutchinson, Romaine; 1020 - Tavaliccio, Daniel; 1034 - Rivera, Ashley; 1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1080 - Jackson, Saminthia; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1122 - Pezzulich, Nicholas; 1140 - ruiz, Kasandra; 1142 - Bedward, Kimanie; 1143 - Willis, Kayla; 1161 - Anthony, Ryan; 1173 - Carnegie, Reginald; 1184 - Brown, Demesha; 1192 - Fanning, Carla; 1196 - Powell, Christopher Dupree; 1216 - Lovinggood, Cecilia; 1220 - Klersy, Angela; 1232 -Mann, Victoria; 1270 - White, Vashinette; 1281 - Reyes, Farid; 1306 - Forjohn, Alex; 1321 - Kinney, Nekeyla; 1322 - White, Jennifer; 140 - Hamilton, Xavier; 143 - Hill, Luther; 168 - Gideon, Brenda; 200 - Rilliag, Bilisa; 249 - Rodriguez, Tabitha; 290 - Aska, Tabia; 291 - Cabbagestalk, Justin; 301 - Thrasher, Jonathan; 307 - liang, Catherine; 309 - Galloway, Heath; 313 - Francis, Shirlana; 411 - Rivera, Cecylia; 414 - Strassburg, Seth; 416 - Lott, David; 429 - Small, Micheala; 430 - Williams, Alexandria; 459 - Johnson, Kanika; 477 - Curtis, Tyler; 506 - Baez, Iris; 560 - Purcell, Bryan; 570 - liang, Catherine; 579 - Waters, Hillary; 623 - Castillo, Melanie; 639 - Rumph, Katherine; 643 - Edwards, Phyllis; 650 - Harless, Todd; 688 - Sherman, Kyle; 692 - Spencer, Jordan; 718 - Leach, Jason; 746 - Salter, Tonisa; 826 - Atienza, Luzminda; 829 - Good Plantkeeping LLC Patton, Myka; 843 - lovett, shamiya davis; 846 - bedward, Danille; 911 - Sullivan, Monique; 944 - Trammel, Marvin; 967 - Smith, Corey; 977 - Woods,

# PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

# Time: 12:45 PM

# Sale to be held at www.storagetreasures.com

A004 - Rodriguez, Alexia; A019 - Wiggs, Kynadi; A026 - Ambrose, Zuri; A031 - CAMPBELL, LISA; A035 - Jones, Gloria; B001 - Aime, Stephanie Bien; B026 - Stephens, Ernestina; B029 - Tivador, Tyler; B032 - Bryant, Nivea; B036 - bernard, elijah; B041 - Mitchell, Lenika; B056 - williams, Jack; C002 - Monroe, Tameka; C009 - Miller, Cassandra; C010 - Echevarria, Monica; C021 - Nitche, Theresa; C024 - hunter, Willie; C026 - johnson, Shikeema; C046 - Holmes, Kimberly; C051 - Jackson, Cheyrron; C053 - Palmer, jimmy; C055 - Neal, Stella; C059 - edwards, Charles; C060 - Mcneal, Zavein; D001 - coffin, raven; D010 - Williams, Will; D012 - Dawson, Nina; E006 - Noble, Hester; E015 - Belin, Tawanda; E016 - Jordan, Timothy; E017 - Hammonds, Sharonda; E022 - strong, Laverne; E023 - williams, april; E048 - James, Kyra; E050 Johnson, demetrius; E063 - Rhoades, Ericka; E080 - Hopkins, Jeremy; E081 - Ebron, Chanda; E089 - williams, Winifred Angela; E090 - brown, Charonda; E118 - Tullis, Leteisha; E120 - lapradd, Heather; E126 - singletary, teresa; E130 - Woodard, Ila; E133 - Gay, Dshawna; E137 - berry, Erica; E142 - DANIELS, YEREDA E; E154 - Fields, Quanshae; E176 - Vernon, Lendria; E178 - bythewood, Shatavia; E184 - Price, Anthony; E187 - moore, Jenaie ferrell-; E195 - jackson, Donte; E196 - kendeick, Tamarcus; E199 - Roseboro, Shaniyah; E206 - mungin, Paul; E207 - Williams-Anderson, Kelly; F002 - Devined hands lawn care floyd, Makayvia; F013 - brantley, Antonio; F019 - olgesby, George; F022 - troupe, james; F027 - Williams, Ryan; F047 - Williams, Eric; F054 - slaughter, jermain; G008 - adisme, Nadia; G016 - Robinson, Lola; G024 - Burney, Reginald; G028 - Charles, James; G032 - Pomales, Chasity; G036 - Gabriel, Rosena; G054 - Louis, Arnold; H003 - Broxton, Jauana; H004 - Mosley, Virgil; H006 kelley, Jasmine; H009 - Middleton, Darise; H036 - Thomas, Angelina Skie; H056 - Bennett, Virginia; H059 - Deramus, Jemese; H060 - Burnett, Sequita; J002 - Nelson, Ken D; J014 - HILL, LUCHANDA; J017 - Adams, Freddie; J028 - Wilson, Tahesha; J055 - Cohen, Toni; J059 - gunn, Devon; J064 - Baldwin, Khalia

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must

### 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 n.m.

7:00 p.m. Vista Palms Clubhouse LOCATION: 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, Govern-mental 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 June 6, 2025

25-01574H

# FIRST INSERTION

### VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT **REVISED NOTICE OF FISCAL YEAR 2025 MEETINGS**

The Board of Supervisors ("Board") of the Varrea South Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at 10:00 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, on the following dates:

June 13, 2025 July 11, 2025 August 8, 2025 September 12, 2025

The purpose of the meetings is for the Board to consider any business, which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at http://varreasouthcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager	
June 6, 2025	25-01618H

FIRST INSERTION BOYETTE PARK 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 Boyette Park Community Development District ("District") will hold a public hearing and regular meeting as follows:

be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 2025 25-01568H

DATE: TIME: LOCATION:

# FIRST INSERTION

### NOTICE OF BOARD OF SUPERVISOR MEETING BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a regular meeting of the Board on **June 17, 2025 at 9:30 A.M.** in person at the at the offices Rizzetta & Company 2700 S. Falkenburg Road Suite 2745 Riverview, FL 33578.

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 the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, https://www.belmont2cdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 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 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

Belmont II Community Development District Matthew Huber, District Manager June 6, 2025

# FIRST INSERTION

#### Fictitious Name Notice

Notice is hereby given that PATEL BRIJESHKUMAR MANSUKHLAL, LLC, OWNER, desiring to engage in business under the fictitious name of NESTORA GROUP located at 3225 MCLEOD DR. SUITE 100, LAS VE-GAS, NEVADA 89121 intends to regis-ter the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

June 6, 2025 25-01596H

# 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 Coppertone Painting located at 13227 cherry bark circle in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of June, 2025.

Angelo ciaramello June 6, 2025 25-01610H

25-01582H

# FIRST INSERTION

# **Fictitious Name Notice**

Notice is hereby given that DVA HEALTHCARE RENAL CARE, INC., OWNER, desiring to engage in business under the fictitious name of SUN CITY CENTER DIALYSIS located at 783 CORTARO DR., ATTN: JLD/ SECGOVFIN., RUSKIN, FLORIDA 33573 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. June 6, 2025

25-01597H

### 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 Headline Breaks located at 13036 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 28th day of May, 2025. Candace Martino June 6, 2025 25-01583H June 30, 2025 6:00 P.M. Hilton Garden Inn Tampa/Riverview/Brandon 4328 Garden Vista Dr. Riverview, FL 33578.

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, 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://boyetteparkcdd.net/.

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

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

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

District Manager	
June 6, 13, 2025	25-01617H

25-01619H

25-01595H

25-01598H

25-01620H

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 Mother Teresa's Companion Care &

Wellness located at 13542 N. Florida

Ave. Suite 212 #1015 in the City of

Tampa, Hillsborough County, FL 33613

intends to register the said name with

the Division of Corporations of the De-

partment of State, Tallahassee, Florida.

Dated this 31st day of May, 2025.

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

Chuck Lager located at 5224 Bridge

St. in the City of Tampa, Hillsborough

County, FL 33611 intends to register the

said name with the Division of Corpora-

tions of the Department of State, Talla-

Dated this 2nd day of June, 2025.

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

Under Ground Farms located at 4710

Drawdy Road in the City of Plant City,

Hillsborough County, FL 33567 intends

to register the said name with the Divi-

sion of Corporations of the Department

Dated this 3rd day of June, 2025.

Under Ground Crop Consulting LLC

FIRST INSERTION

NOTICE OF PUBLIC SALE

of State, Tallahassee, Florida.

June 6, 2025

Teresa Tademy

hassee, Florida.

June 6, 2025

Protean Op Co II, LLC

Geovannie Concepcion

June 6, 2025

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION File No. 25-CP-001847 IN RE: ESTATE OF

GRACIE LEE DAVENPORT,

aka GRACYE LEE DAVENPORT

The administration of the estate of

GRACIE LEE DAVENPORT, also

known as GRACYE LEE DAVEN-

PORT, deceased, whose date of death

was January 12, 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

All creditors of the decedent and oth-

er 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

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

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 sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

notice is: June 6, 2025. ROBERT D. HINES

Florida Bar No. 0413550

Tampa, FL 33612

Secondary Email:

June 6, 13, 2025

jrivera@hnh-law.com

Hines Norman Hines, P.L.

Telephone: 813-265-0100

Email: rhines@hnh-law.com

1312 W. Fletcher Avenue, Suite B

The date of first publication of this

Personal Representative

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Personal Representative

OF THIS NOTICE ON THEM.

set forth below

NOTICE.

BARRED.

Deceased.

# --- PUBLIC SALES ---

# FIRST INSERTION

NOTICE OF PUBLIC SALE: Notice is hereby given that on 07/01/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: VISBAL BODY SHOP INC KM8J33A27GU199947 2016 HYUN 5NPLM4AG8NH076449 8.802.12 2022 HYUN 10,986.17 Tel #: 813-697-1791 MV #: MV104591 Location: 9254 LAZY LN TAMPA, FL 33614 Name: CACHIMBA BODYSHOP LLC 2GNAXHEV2K6216467 2019 CHEV 8,548.53 Tel #: 813-697-1791 MV #: MV113891 Location: 9246 LAZY LN TAMPA, FL 33614 / Name: LOS HERMANOS TEJEDA LLC JN8AF5MV8ET365316 2014 NISS 3,161.80 1FTEW1C89AFD01909 2010 FORD 6,160.00 Tel #: 813-697-1791 MV #: MV103134 Location: 6001 JOHNS RD STE 541 TAMPA, FL 33634 / Name: WILLIAM AUTO RE-PAIR LLC 3GTU2VEJ7FG398094 2015 GMC 5,225.00 Tel #: 813-697-1791 MV #: MV114125 Location: 1417 E BUSCH BLVD TAMPA, FL 33612 / Name: HERNANDEZ AUTO BODY SHOP LLC W1N4N4GBXRJ616192 2024 MERZ 19,609.33 Tel #: 813-697-1791 MV #: MV-107652 Location: 4814 N Hale Ave Tampa, FL 33614 / Name: ALEX PRO CAR INC 4T1C11AK1LU881333 2020 TOYT 11,893.56 Tel #: 813-697-1791 MV #: MV113309 Location: 2015 W BUSCH BLVD TAMPA, FL 33612 / Name: K.B.B BODY SHOP LLC 1FT8W4DT0NEF32758 2022 FORD \$4,805.17 Tel #: 813-697-1791 MV #: MV113988 Location: 4714 N LOIS AVE TAMPA, FL 33614 / Name: FAST SERVICES FLORIDA LLC 1FTRW12W84KD11991 2004 FORD 2,249.18 Tel #: 813-697-1791 MV #: MV114300 Location: 803 W HILLS-BOROUGH AVE, TAMPA, FL 33603 June 6, 2025 25-01607H

# FIRST INSERTION NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-005755 Division: D IN RE: THE MARRIAGE OF MIGUEL EMILIO CHAVEZ ESPINOSA, Petitioner/Husband, and JILLIAN OLIVIA PRICE, **Respondent/Wife.** TO: JILLIAN OLIVIA PRICE

YOU ARE HEREBY NOTIFIED that a Verified Petition for Dissolution of Marriage by Publication has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 6/27/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. The Clerk of Court Address is 800 E. Twiggs St., Tampa, FL 33602.

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

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.

WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 22 day of May, 2025. Clerk Name: Victor Crist

June 6, 13, 20, 27, 2025 25-01579H

3621 W. Kennedy Blvd.

Tampa, Florida 33609

As clerk, Circuit Court Hillsborough County, Florida (SEAL) By Jennifer Taylor As Deputy Clerk Attorney for Petitioner: Pablo Morla, Esq. Morla Law Group. P.A

### FIRST INSERTION VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT **REVISED NOTICE OF FISCAL YEAR 2025 MEETINGS**

The Board of Supervisors ("Board") of the Varrea North Community Development District ("District") will hold regular meetings for the remainder of Fiscal Year 2025 at 10:00 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, on the following dates:

June 13, 2025 July 11, 2025 August 8, 2025 September 12, 2025

The purpose of the meetings is for the Board to consider any business, which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid 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 meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager June 6, 2025

### 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 4M Farm Equipment located at 4710 Drawdy Road in the City of Plant City, Hillsborough County, FL 33567 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of June, 2025 4M Farms LLC

Megan Sewell 25-01622H June 6, 2025

# FIRST INSERTION

NOTICE OF PUBLIC SALE: ASCENSION AUTO SERVICE gives notice that on 07/01/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST. TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1GYKNBRSXHZ325914 2017 CADI

5NPDH4AEXGH705168 2016 HYUN JN8AZ08T27W504621 2007 NISS This notification is published in BUSI-NESS OBSERVER on 06/06/2025. 25-01612H June 6, 2025

# FIRST INSERTION NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 07/10/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1B3LC76M48N162902 2008 DODG

2C3CDZJG8NH131721 2022 DODG This notification is published in BUSI-NESS OBSERVER on 06/06/2025 25-01611H June 6, 2025

# FIRST INSERTION

NOTICE OF PUBLIC SALE:

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001742 IN RE: ESTATE OF

JOYCE ELAINE FRITZ, aka JOYCE E. FRITZ Deceased. The administration of the estate of

JOYCE ELAINE FRITZ, also known as JOYCE E. FRITZ, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 WITH-IN 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 SEC-TION 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: June 6, 2025. SUE ANN IRISH F/K/A SUE ANN BARTLESON

# Personal Representative 1309 Coolridge Drive

Brandon, FL 33511 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 June 6, 13, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION (A)

File No. 25-CP-000048 IN RE: ESTATE OF HENRY A. RANTA Deceased.

The administration of the estate of HENRY A. RANTA, deceased, whose date of death was July 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

---- ESTATE ----

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1855 IN RE: ESTATE OF

GREGORY BENNETT Deceased. The administration of the estate of

Gregory Bennett, deceased, whose date of death was November 8, 2024, 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 oth-

er 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 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is June 6, 2025.

Personal Representative: /s/ Antonio Bennett

# Antonio Bennett

4710 E. 18th Avenue Tampa, Florida 336205 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 25-01588H June 6, 13, 2025

FIRST INSERTION

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

and other persons having claims or demands 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.

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 Com-munity 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

25-01593H

The date of first publication of this notice is June 6, 2025.

Personal Representative: /s/ Kelly Pecoraro

Kelly Pecoraro (Jun 3, 2025 06:57 EDT) Kelly Anne Pecoraro

1103 Oakland Avenue Plainfield, New Jersey 07060 Attorney for Personal Representative: /s/ Erin W. Lohmiller

Erin W Lohmiller

erin@lohmillerlaw lohmillerlaw@gmail.com Florida Bar No. 0038631 LOHMILLER LAW, PLLC 136 4th Street N., Suite 201 St. Petersburg, Florida 33701 Telephone: (727) 643-3818 June 6, 13, 2025 25-01616H

25-01587H

All other creditors of the decedent

OFFICIAL COURTHOUSE WEBSITES 🔬 🟥 Done K Notes manateeclerk.com sarasotaclerk.com charlotteclerk.com *lee*clerk.org collierclerk.com hillsclerk.com pascoclerk.com my**pinellas**clerk.gov polkcountyclerk.net my**orange**clerk.com

notice that on 06/20/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. 1C6RD6FT6CS323341 2012 DODG 1HGCM56707A107073 2007 HOND 2GCRCPEC9K1129873 2019 CHEV 5XYZT3LB6GG362660 2016 HYUN 5YFBU4EE3CP045663 2012 TOYOTA 5YFEPMAE4MP267737 2021 TOYT JNKAY01E68M605425 2008 INFI JTEZU14R058024491 2005 TOYT YAMA2814K011 2011 YAM ZZN28476C303 2003 ZZN

This notification is published in BUSI-NESS OBSERVER on 06/06/2025. June 6, 2025 25-01613H

### FIRST INSERTION

### NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/20/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CORS mobile home bearing Vehicle Identification Number E105077A and all personal items located inside the mobile home. Last Tenant: Michael David Roberts and Heidey Olivencia. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. 25-01631H June 6, 13, 2025

on or thereafter the dates in 2025 and times indicated below, www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged. U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday

June 18, 2025 @ 10:00 AM. B-21 Jason Bagatta E-19 Jesus Broche F-15 Sheryl Hakala James Johnson G-5 I-6 James Johnson I-7

Marco Joseph

25-01608H June 6, 13, 2025

### 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 Under Ground Consulting located at 4710 Drawdy Road in the City of Plant City, Hillsborough County, FL 33567 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of June, 2025. Under Ground Crop Consulting LLC Megan Sewell June 6, 2025 25-01621H

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

# FIRST INSERTION OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity 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 speci-

fied under s. 732.2211, Florida Statutes.

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

The personal representative has no

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE.

IN

### 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 June 6, 2025.

Personal Representative: Whitney Elfstrom 2840 9th Ave N St. Petersburg, FL 33713 Ethan Elfstrom 2840 9th Ave N

St. Petersburg, FL 33713 Attorney for Personal Representative: DOUGLAS L. HILKERT P.A. By Douglas L. Hilkert, Esq. 2557 Nursery Road Suite A Clearwater, Florida 33764  ${\rm FAX}\,(727)\,507\text{-}9779$ (727) 507 - 9559Primary E-mail: doug@hilkert.com Secondary E-mail: DouglasLHilkert@gmail.com FL Bar No. 0981850 25-01628HJune 6, 13, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001597 Division B IN RE: ESTATE OF RONALD SCOTT ELFSTROM,

The administration of the estate of Ronald Scott Elfstrom, deceased, whose date of death was April 14, 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

### Deceased.

---- ESTATE ----

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001812 IN RE: ESTATE OF JOSE RAMON VALDEZ NUNEZ,

**Deceased.** TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JOSE RAMON VALDEZ NUNEZ, deceased, File Number 25-CP-001812; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110 Tampa, FL 33601; that the decedent's date of death was January 10, 2024; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been

issigned by such o	rder are:	
Name	Address	
Creditors:		
NONE		
Beneficiaries:	Address	
FRANCISCA VALDEZ		

10005 N. 23rd St. Tampa, FL 33612 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the

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

The date of first publication of this Notice is June 6, 2025.

# Person Giving Notice: FRANCISCA VALDEZ Petitioner 10005 N. 23rd St. Tampa, FL 33612 Attorney for Person Giving Notice: Ashley G. Friedrich Attorney for Petitioner Email: afriedrich@hnh-law.com

Florida Bar No. 1007955 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 25-01599H June, 6, 13, 2025

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-CP-001408

IN RE: ESTATE OF

CHARLES RUSSELL FALIN,

Deceased.

The administration of the estate of CHARLES RUSSELL FALIN, de-

ceased, whose date of death was Febru-

ary 28, 2025, is pending in the Circuit

Court for Hillsborough County, Florida,

Probate Division, the address of which

is PO Box 1110, Tampa, FL 33601. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

er persons having claims or demands

against decedent's estate, on whom

All creditors of the decedent and oth-

# NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL ACTION CASE NO.: 2024-CA-004810 JMBA GROUP, LLP Plaintiff, vs.

### MOHAMMAD HASAN, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on May 29, 2025 in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough

County, Florida, described as: Lot 14, Block 2, BEARSS HEIGHTS SUBDIVISION, according to the map or plat thereof, recorded in Plat Book 34, Page 24, of the Public Records of Hillsborough County, Florida Property address: 1492' Pinecrest Rd., Tampa FL 33613 14927 at public sale, to the highest bidder, for

# FIRST INSERTION

FIRST INSERTION

website:

45.031.

realforeclose.com

cash, on July 3, 2025 at 10:00am.

The judicial sale will be conducted

Any person claiming an interest in

the surplus from the sale, if any, other

than the property owner as of the date

of lis pendens, must file a claim in ac-

cordance with Florida Statutes, Section

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 notifica-tion of a scheduled court proceeding if

the time before the scheduled appear-

ance is less than 7 days.

Tampa FL 33607

June 6, 13, 2025

813-563-6646

Attorney for Plaintiff

/s/ Ivan Dimitrov Ivanov, Esq.

3310 W. Cypress Street, Suite 206

If you are a person with disability

http://www.hillsborough.

electronically online at the following

### NOTICE TO CREDITORS IN THE CIRCUIT COURT THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION

### FILE NO.: 25-CP-001509 DIVISION: A IN RE: KEVIN R. CLEMENT

Deceased. The administration of the estate of KEVIN R. CLEMENT, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Hillsbor-ough County, Florida, Probate Division; File No. 25-CP-001509; the address of which is 800 E. Twiggs Street, Room 103, 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, including unmatured, contingent or liquidated 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM. All other creditors of the decedent

and other persons having claims or

demands against the decedent's estate, including unmatured, contingent or un-liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

25-01592H

NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S THE DATE OF FIRST PUBLICA-

2025 Personal Representative

# Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: service@linslawgroup.com June 6, 13, 2025

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1874 IN RE: ESTATE OF WILLIAM TRAVIS JORDAN, JR.

Deceased. The administration of the estate of William Travis Jordan, Jr., deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 6, 2025 Personal Representative:

Andrew Jordan 4606 Goode Road Goode, VA 24556 Attorney for Personal Representative: Denyse D. Kruse, Esq. Florida Bar Number: 127152 Kruse Law, P.A. 600 1st Avenue North St. Petersburg, FL 33701 Telephone: (727) 256-4860 E-Mail: denyse@kruselawgroup.com Secondary E-Mail: denysekruse@gmail.com 25-01602H June 6, 13, 2025

NOTICE TO CREDITORS (Formal Administration) IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 25-CP-000390 DIVISION: O IN RE: The Estate of

MICHAEL W. WILLIAMS Deceased. TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of MICHAEL W. WILLIAMS, deceased, whose date of death was January 12,

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000233 **Division Probate** 

### IN RE: ESTATE OF LARRY JAMES CALHOUN Deceased. The administration of the estate of

Larry James Calhoun, deceased, whose date of death was October 3, 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 oth-

er 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 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is June 6, 2025. Personal Representative: Beth M. Calhoun

18970 Crooked Lane Lutz, Florida 33548 Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com June 6, 13, 2025 25-01601H

# FIRST INSERTION

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.2211.

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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30)

### 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 25-CP-001013

Division: A

IN RE: ESTATE OF

SUSAN D. CUMMINGS

Deceased.

The administration of the estate of

SUSAN D. CUMMINGS, deceased, whose date of death was November 22,

2024, is pending in the Circuit Court

for HILLSBOROUGH County, Florida,

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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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. 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 June 6, 2025.

Personal Representative: Glen A. Cummings

1209 Ventana Drive Ruskin, FL 33573 Attorney for Personal Representative: AMBER JOAN BELZ, ESQUIRE Florida Bar Number: 112384 955 E. Del Webb Blvd. Suite 101B Sun City Center, FL 33573 Telephone: (813) 296-1296 Fax: (813) 296-1297 E-Mail: attormeybelz@belzlegal.com SecondarvE-Mail: paralegal@belzlegal.com June 6, 13, 2025 25-01603H

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.

The date of first publication of this Notice is June 6, 2025. /s/ Linda R. Williams

LINDA R. WILLIAMS,

As Personal Representative Attorney and Personal Representative Giving Notice:

/s/ Steven E. Gurian STEVEN E. GURIAN, ESQ.,

(intestate) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001069 **Division Probate -**Division A IN RE: ESTATE OF

# DAN K. MCMILLION Deceased.

The administration of the estate of Dan K. McMillion, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 400 E. Twiggs St., Tampa, FL 33602. The file number for the estate is 25-CP-001069. The estate

The names and addresses of the personal representative and the per-sonal representative's attorney are set forth below. The fiduciary lawyer - client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of a will admitted to probate, venue or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a mis-statement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will admitted to probate, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration. Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that

FIRST INSERTION

# NOTICE OF ADMINISTRATION

is intestate.

property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings in-

TION OF THIS NOTICE IS June 6,

DANIEL THOMAS CLEMENT 14497 N. Dale Mabry Hwy., Suite 160-N 25-01614H

# SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY DATE OF DEATH IS BARRED.

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 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 FLORIDA STATUTES SEC-TION 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: June 6, 2025. BENNIE J. LOCKHART

# Personal Representative

9815 Carr Rd. Riverview, FL 33589 Ashley G. Friedrich Florida Bar No. 1007955 Attorney for Personal Representative Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: afriedrich@hnh-law.com 25-01600H June 6, 13, 2025

732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

volving the construction, admission to probate, or validity of a will or in-

volving any other matter affecting any

duty to discover whether any prop-

erty held at the time of the decedent's

death by the decedent or the dece-

dent's surviving spouse is property to

which the Florida Uniform Disposi-

tion of Community Property Rights at

Death Act as described in ss. 732.216-

part of the exempt property. The personal representative has no

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

### Personal Representative: Louis Okun, Esq

27247 Frampton Ave. Brooksville, Florida 34602-7304 Attorney for Personal Representative: Willie Roy Wilkes Attorney for Louis Okun, Esq Florida Bar Number: 608475 1622 Grand Heritage Blvd. Valrico, FL 33594 Telephone: (863) 414-8424 Fax: (813) 798-5981 E-Mail: wilkes.wroy@gmail.com June 6, 13, 2025 25-01581H

2024, and whose social security number is XXX-XX-4783, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

The Personal Representative has no duty to discover whether any property

NOTICE OF SALE

IN THE COUNTY COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

SMALL CLAIMS DIVISION

Case No.: 24-CC-72015

Division: K

NOTICE IS HEREBY GIVEN that,

pursuant to the "Final Foreclosure Judgment" (the "Judgment") entered

on May 19, 2025 in the above-styled

action in the County Court of the Thir-

teenth Judicial Circuit Court, in and

for Hillsborough County, Florida, the

Hillsborough County Clerk of Courts,

Victor D. Crist, will sell real property

situated in Hillsborough County, Flor-

ida, described below to the highest bid-

der, for cash, to be held online at www.

hillsborough.realforeclose.com, in ac-

SCM ROOFING, LLC, a Florida

limited liability company,

Plaintiff, vs.

Defendant.

MARK HANEY.

### DAYS AFTER THE DATE OF SER VICE 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 WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITH

Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive. 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 June 6, 13, 2025 25-01615H

FIRST INSERTION

cordance with Chapter 45 Florida Statutes on June 27, 2025 at 10:00 a.m.: LOT 158 and the West 10 feet of

Lot 168. EVELYN CITY, according to the Plat thereof, as recorded in Plat Book 9, Page 65, of the Public Records of Hillsborough County, Florida

Address: 1007 E. Crenshaw St., Tampa, Hillsborough County, Florida

Parcel Identification No. A-30-28-19-4JF-000000-00158.1

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date that the Hillsborough County 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. /s/ John W. Landkammer JOHN W. LANDKAMMER, ESQUIRE Florida Bar Number: 0675547 jlandkammer@anthonyandpartners. com

ANTHONY & PARTNERS, LLC 100 South Ashley Drive, Suite 1600 Tampa, Florida 33602 Tel.: 813/273-5616 | Fax: 813/221-4113 Attorneys for SCM June 6, 13, 2025 25-01576H

FIRST INSERTION

# --- ACTIONS / SALES ---

# FIRST INSERTION

**RE-NOTICE OF** FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-000200 **DIVISION:** A

### $\mathbf{RF} - \mathbf{I}$ U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2007-10, Plaintiff, vs. NORMAN H. FRY, JR.;

# Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 7, 2025, and entered in Case No. 24-CA-000200, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK NATION-AL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CER-TIFICATES, SERIES 2007-10 (here-

NOTICE OF SALE UNDER E.S.

CHAPTER 45

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

Case No: 24-CA-007110

Division: I

VOAZ, LLC, a Florida limited

Plaintiff, v. FUZION PROJECT, INC., as

TRUSTEE OF THE WOODLAWN

LAND TRUST DATED AUGUST

26, 2022, a Florida corporation,

ALEXANDER RODRIGUEZ

MARTIN a/k/a ALEXANDER RODRIGUEZ, FLORIDA

JENNIFER Y. FIGUEROA

ROJAS, CIRAS, LLC, an Ohio

limited liability company, and

HILLSBOROUGH COUNTY

NOTICE IS GIVEN that, in accordance

with the Final Judgment of Foreclosure dated June 3, 2025, in the above-styled

cause, the Clerk of Court for Hillsbor-

ough County, Florida will sell to the

highest and best bidder for cash online

at www.hillsborough.realforeclose.com

at 10:00 a.m. on July 3, 2025, the fol-

PARCEL 1 THE WEST 50 FEET OF THE

EAST 100 FEET OF THE

NORTH 1/2 OF LOT 2, BLOCK

14. FAIR GROUND FARMS.

AS PER PLAT THEREOF RE-

CORDED IN PLAT BOOK 8,

PAGE 34, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH

THE EAST 86 FEET OF THE

EAST 238 FEET OF LOT 3,

lowing described property:

COUNTY, FLORIDA.

PARCEL 2

CLERK OF COURT,

Defendants.

DEPARTMENT OF REVENUE,

liability company,

after "Plaintiff"), is Plaintiff and NOR-MAN H. FRY, JR., are defendants. Victor D. Crist, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose. com at 10:00 a.m., on the 7TH day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit:

**BUSINESS OBSERVER** 

LOT 12, BLOCK 3, PARK-WOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOR-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Admnistrative Office of the Court ADA Coordinator, 800 E. Twiggs

BLOCK 11, FAIR GROUND

FARMS, EXCEPT THE NORTH

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

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

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 24-CA-009625

MCLP ASSET COMPANY, INC.

Plaintiff(s), vs. KIMBERLY C. CLARK; CITY OF

TAMPA; MITCHELL ROOFING

in accordance with Chapter 45, Florida

Statutes on the 16th day of July, 2025

at 10:00 AM on the following described

property as set forth in said Final Judg-

Lot 17, Block 11, Tilsen Manor,

according to the map or plat

thereof as recorded in Plat Book

32, Page 100, Public Records of

Property address: 1916 Marvy

Any person claiming an interest in the

surplus from the sale, if any. other than

the property owner as of the date of the

lis pendens, must file a claim before the

clerk reports the surplus as unclaimed. AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS

AN ACCOMMODATION IN ORDER

TO ACCESS COURT FACILITIES OR

PARTICIPATE IN A COURT PRO-

CEEDING, YOU ARE ENTITLED, AT

NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE.

TO REQUEST SUCH AN ACCOM-

Hillsborough County, Florida.

Avenue, Tampa, FL 33612

ment of Foreclosure or order, to wit:

**COMPANY LLC** 

Defendant(s).

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 14, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com

AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S

June 6, 13, 2025 25-01627H

# MODATION. PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM

25-01635H

Si ou se yon moun ki enfim ki bezwen

akomodasyon pou w ka patisipe nan

pwosedi sa, ou kalifye san ou pa gen

okenn lajan pou w peye, gen pwovizyon

pou jwen kèk èd. Tanpri kontakte Adm-

nistrative Office of the Court ADA Co-

ordinator, 800 E. Twiggs Street Tampa

FL 33602, 813-272-7040 : Moun ki gen

pwoblem pou tande 1-800-955-8771;

Vwa ki gen pwoblem 1-800-955-8770;

email: ADA@fljud13.org nan 7 jou an-

van dat ou gen randevou pou parèt nan

tribinal la, oubyen imedyatman apre ou

fin resevwa konvokasvon an si lè ou gen

pou w parèt nan tribinal la mwens ke

7 jou; si ou gen pwoblèm pou w tande

oubven pale, rele 711.

Ph: (954) 571-2031 PRIMARY EMAIL:

/s/ Mark Elia

Mark C. Elia, Esq

NS18828-23/sap

June 6, 13, 2025

Bar Number: 695734

Pleadings@vanlawfl.com

Suite 110

VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive,

Deerfield Beach, Florida 33442

FOR ANSWERS TO MANY QUES-TIONS. 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 IM-PAIRED: 1- 800-955-8771; VOICE IM-PAIRED: 1-800-955-8770; E-MAIL:

ADA@FLJUD13.ORG. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-004335-5

### IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-003101 DIVISION: C **RF - SECTION I** LAKEVIEW LOAN SERVICING,

NOTICE OF ACTION

LLC, Plaintiff. vs. **TYRELL MAURIECE GILLIAM;** FATIMA LEANETTE GILLIAM, ET AL.

Defendants

- To the following Defendant(s): FATIMA LEANETTE G GILLIAM (CURRENT RESIDENCE UNKNOWN) Last Known Address: 10247 STRAWBERRY TETRA DR, RIVERVIEW, FL 33578
- Additional Address: 6601 SUSSMAN PL APT 104, TAMPA, FL 33615 6157 YOU ARE HEREBY NOTIFIED that
- an action for Foreclosure of Mortgage on the following described property:
- LOT 170, OF FERN HILL PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 130, PAGE 75, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 10247 STRAWBERRY

TETRA DR, RIVERVIEW FL 33578-5484

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 CEN-TER DRIVE, SUITE #110, DEER-FIELD BEACH, FL 33442 on or before 7/3/2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately

NOTICE OF ACTION

IN THE CIRCUIT COURT FOR THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 25-CA-002252 WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS

TRUST 2023-INV3

VENTURE GROUP LLC.; UNKNOWN TENANT IN

**TENANT IN POSSESSION 2:** 

Plaintiff(s), vs.

Defendant(s).

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR VERUS SECURITIZATION

CHRISTOPHER CRUZ; MIDTOWN

POSSESSION #1: THE UNKNOWN

TO: THE UNKNOWN TENANT IN

POSSESSION 2 LAST KNOWN ADDRESS: 915 EAST

122ND AVENUE, TAMPA, FL 33612

CURRENT ADDRESS: 915 EAST 122ND AVENUE, TAMPA, FL 33612

a civil action has been filed against you in the Circuit Court of Hillsborough

County, Florida, to foreclose certain real

ART OAK GROVE SUBDI-VISION, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 20,

PAGE 39, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

Property address: 915 East 122nd Avenue, Tampa, FL 33612

You are required to file a written re-

sponse with the Court and serve a copy

COUNTY, FLORIDA.

property described as follows: LOT 10 OF FLOWERS & STU-

YOU ARE HEREBY NOTIFIED that

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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 Accommoda-tions 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 28 day of May, 2025. Victor D. Crist

HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By JENNIFER TAYLOR 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 MT20599-25/cam June 6, 13, 2025 25-01585H

# FIRST INSERTION

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-tain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this the 22nd day of May,

2025. CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: Mustafa Divan Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-004927-2 June 6, 13, 2025 25-01575H

10 FEET OF THE WEST 86 FEET OF THE EAST 238 FEET, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

FIRST INSERTION

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 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 FRANK CHARLES MIRANDA, P.A. /s/ Melissa N. Champagne MELISSA N. CHAMPAGNE, ESQUIRE F.B.N.: 77395 3226 W. Cypress St. Tampa, FL 33607 Telephone: 813-254-2637 Primary Email: melissa@fcmlaw.com Secondary Email: diana@fcmlaw.com Attorney for Plaintiff 25-01634HJune 6, 13, 2025

# FIRST INSERTION

# NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-010222

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

PATRICIA A. LICARI; STATEWIDE AUTO REM ARKETING

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

If you are an individual with a disability who needs an accommodation in order to participate in a court proceedng or o er court service, p m or

FIRST INSERTION NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY. FLORIDA

CASE NO.: 24-CA-009759 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL1, MORTGAGE-BACKED NOTES,

PLAT BOOK 21, PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 302 E 130th Ave, Tampa, FL 33612 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS CLAIM RI

### ESPLANADE OF TAMPA COMMUNITY ASSOCIATION, INC.: UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., **Defendant(s).** NOTICE IS HEREBY GIVEN pursuant

to a Uniform Final Judgment of Foreclosure dated May 28, 2025, entered in Civil Case No.: 24-CA-010222 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC-ING, Plaintiff, and PATRICIA A. LICA-**BI: STATEWIDE AUTO REMARKET-**ING LLC; ESPLANADE OF TAMPA COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA, are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough. realforeclose.com, at 10:00 AM, on the 26th day of August, 2025, the following described real property as set forth in said Judgment, to wit: LOT 130, OF ESPLANADE OF

TAMPA PHASE I, ACCORD-ING TO THE PLAT THEREO-FAS RECORDED IN PLAT BOOK 124, PAGE 263, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you

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

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alter nate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org. Dated: May 29, 2025

/s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51697 June 6, 13, 2025 25-01590H Plaintiff. v.

**OMY'S COUTURE HAIR DESIGN** LLC, a Florida Limited Liability Company; OMAYRA CRUZ, an Individual; GEORGIA'S OWN CREDIT UNION; WASHINGTON ELECTRICAL SERVICE, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 5, 2025 entered in Civil Case No. 24-CA-009759 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS IN-DENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL1, MORTGAGE-BACKED NOTES. SERIES 2024-RTL1, Plaintiff and OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAYRA CRUZ, an Individual; GEORGIA'S OWN CREDIT UNION: WASHINGTON ELECTRICAL SER-VICE, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on July 9, 2025 the following described property as set forth in said Final Judgment, to-wit:. LOT 4, 5, AND 6, BLOCK 4 OF INGLEWOOD PARK AD-DITION NO 3, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN

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 PUB-LISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604. Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 3843.000122 June 6, 13, 2025 25-01580H

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

#### CASE NO.: 24-CA-004991 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.

### DANIELA GHERZU, et al., Defendants.

NOTICE is hereby given that Vic-tor Crist, Clerk of the Circuit Court Hillsborough County, Florida, will on July 2, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 29, Block 1, FOREST BROOKE PHASE 4B, according to the plat as recorded in Plat

Book 140 Pages 33 of the Public Records of Hillsborough County, Florida.

Property Address: 16962 Oval Rum Drive, Wimauma, FL 33598

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

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

FIRST INSERTION

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

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

SUBMITTED on this 29th day of May, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 June 6, 13, 2025 25-01589H

FIRST INSERTION



# --- ACTIONS / SALES ---

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 25-CA-000643 FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC

SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3, Plaintiff, vs. DAVID VANVAERENBERGH A/K/A

# DAVID L. VANVAERENBERGH AND TRICIA VANVAERENBERGH, et al.

# Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Fore-closure dated April 22, 2025, and entered in 25-CA-000643 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE COR-PORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3 is the Plaintiff and DAVID VANVAERENBERGH A/K/A DA-VID L. VANVAERENBERGH; TRI-CIA VANVAERENBERGH 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL A: FROM THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA, RUN NORTH 00°07'35" THENCE WEST A DISTANCE OF 1081.17 FEET, THENCE RUN NORTH 89°13'07" WEST A DISTANCE OF 15.00 FEET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE NORTH 00°07'35" WEST A DISTANCE OF 221.117 FEET, THENCE RUN NORTH

OF 230.00 FEET, THENCE SOUTH 00°07'35" EAST A DISTANCE OF 221.17 FEET, THENCE SOUTH 89°13'07' EAST A DISTANCE OF 230.00 FEET TO SAID POINT OF BE-GINNING.

HILL DR, RIVERVIEW, FL 33568

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.

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

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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-248616 - MiM June 6, 13, 2025

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-009199 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3 Plaintiff(s), vs. HYDE PARK EQUITIES, LLC; et al. Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 5, 2025 in the above-captioned action, the

Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of July, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

REVISED MAP OF FLOW-ERS & STUART OAK GROVE SUBDIVISION, THE EAST 50 FEET OF THE WEST 100 FEET

89°13'07" WEST A DISTANCE Property Address: 11207 FERN-

IMPORTANT

Dated this 3 day of June, 2025. ROBERTSON, ANSCHUTZ, 25-01629H

# 123rd Avenue, Tampa, FL 33612

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE.

TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUES-TIONS. 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 IM-PAIRED: 1-800-955-8771; VOICE IM-PAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 24-006759-2 25-01591H June 6, 13, 2025

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 29-2019-CA-007761 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE

ACQUISITION TRUST, Plaintiff, vs. DAWN L. CHANCEY A/K/A DAWN L. MORGAN, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 6, 2020 in Civil Case No. 29-2019-CA-007761 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRIS-TIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is Plaintiff and DAWN L. CHANCEY A/K/A DAWN L. MORGAN, et al., are Defendants, the Clerk of Court, VIC-TOR CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: THE EAST 210 FEET OF

THE SOUTH 210 FEET OF THE NE 1/4 OF THE SE 1/4

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-5698 REAL REALTY SOLUTIONS INC. PLAINTIFF, VS. GOLDROCK INC. AS TRUSTEE OF THE 16-617 LAND TRUST,

DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 12, 2024, and entered in 2024-CA-5698 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Real Realty Solutions Inc. is the Plaintiff and Goldrock Inc as Trustee of the 16-617 Land Trust. is the Defendant. Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on June 30, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 5 Block 13, SPYGLASS AT RIVER BEND, according to the Plat thereof, as recorded in Plat Book 106, Page 206, of the Public Records of Hillsborough County, Florida.

Street Address: 125 Orange Mill Ave., Ruskin, FL, 33570

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

# FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION

FIRST INSERTION OF SECTION 23, TOWN-SHIP 30 SOUTH, RANGE 22 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE EAST 210 FEET OF THE SOUTH 210 FEET OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06655FL

June 6, 13, 2025 25-01625H

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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Imparied: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated this 2nd day of June, 2025.

Erik De L'Etoile, Esq. DeL'Etoile Law Firm, P.A. Attorney for Plaintiff Florida Bar No. 71675 10150 Highland Manor Dr. Ste 200 Tampa, FL. 33610 (813) 563-5025 Erik@deletoilelaw.com www.deletoilelaw.com June 6, 13, 2025 25-01606H

WHISPER POINTE DR, TAMPA, FL 33647; 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

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-006674

FOUNTAIN OAKS BUSINESS CENTER, INC., a Florida corporation, Plaintiff, vs. KASA LUXE GROUP, LLC, a

Florida Limited Liability Company, ALEXANDRA L. CASH-GARCIA, as Personal Guarantor, and YANET **BARROSO LEON, as Personal** Guarantor.

# Defendants.

Kasa Luxe Group, LLC Alexandra L. Cash-Garcia, as Personal Guarantor Yanet Barroso Leon, as Personal Guar-

antor Unit No. 600 3637 West Waters Avenue Tampa, Florida 33614 YOU ARE NOTIFIED that an ac-

tion for money damages has been filed against you with respect to the commercial property more particularly described as the:

Unit No. 600 3637 West Waters Avenue

Tampa, Florida 33614 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney whose address is 1313 N. Howard

Avenue, Tampa, Florida 33607, ON

OR BEFORE 7/4/2025 WHICH IS WITHIN 30 DAYS OF FIRST PUB-LICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court, whose address is 419 N Pierce Street, Tampa, Florida 33602, either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.

NOTICE: If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two working days of your receipt of this summons, please contact the ADA Coordinator- 601 E. Kennedy Blvd., Tampa, Florida 33602, Phone: (813) 276-8100. WITNESS Victor D. Crist, as Clerk of

the County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida. Dated: 5/29/2025

VICTOR D. CRIST Hillsborough County Clerk of Court 419 N Pierce Street Tampa, Florida 33602 (SEAL) By: JENNIFER TAYLOR Deputy Clerk

Brian C. Chase Esq. Plaintiff's attorney. 1313 N. Howard Avenue Tampa, Florida 33607 June 6, 13, 20, 27, 2025 25-01594H

thereafter; otherwise a default will be

entered against you for the relief de-manded in the Second Amended Com-

plaint, and that in default the court will

proceed to the hearing and adjudication

If you are a person with a disability

who needs an accommodation in order to access court facilities or participate

in a court proceeding, you are entitled,

at no cost to you, to the provision of cer-

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-diately 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.

John J. Agliano / FBN: 0503150

Primary: jagliano@bcalaw.com

Primary: scohen@bcalaw.com

Joshua S. Foutz/ FBN: 1049775

Primary: jfoutz@bcalaw.com

Bajo Cohen Agliano P.A.

606 E Madison Street Tampa, FL 33602

Phone: (813) 223-3130

Fax: (813) 490-1026

FIRST INSERTION

Secondary: dcamacho@bcalaw.com

V. Stephen Cohen / FNB: 0948756

Secondary: lheckman@bcalaw.com

Secondary:dcamacho@bcalaw.com

Attorneys for Plaintiff Hillsborough

Title, Inc., d/b/a Paramount Title

Jun. 6, 13, 20, 27; Jul. 4, 11, 2025

25-01609H

Dated: March 19, 2025

/s/ John J. Agliano

of the action.

### FIRST INSERTION

NOTICE OF ACTION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION Case No. 8:15-cv-01172-CEH-TGW HILLSBOROUGH TITLE, INC. a Florida corporation, d/b/a PARAMOUNT TITLE, Plaintiff, v. SAMORA CONSTRUCTION LLC, PEARL & SAMORA LLC, JPMORGAN CHASE BANK, N.A., PATTERSON INVESTMENT GROUP LLC, SAMORA PATTERSON, BRADFORD AHYOUNG, and ALL UNKNOWN PERSONS AND ENTITIES CLAIMING BY, THROUGH, OR

UNDER ANY OF THEM, Defendants. WHEREAS, an action has been

brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title "), to determine and quiet Paramount Title's title to certain funds described in the Second Amended Complaint filed in this action as the 'Suspense Account Funds".

NOW, THEREFORE, notice is given, pursuant to an Order of the Court made in this action, to all unknown persons and entities claiming by, through, or under any of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Second Amended Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately

NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-009547 Division E

VALLEY NATIONAL BANK,

Plaintiff, v. CHANNELSIDE BREWING

Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 2nd day of July 2025, the following described property as set forth in said Final Judgment to

wit: The North ½ of Lot 6, Block 2, Idlewild-On-The-Hillsborough,

OF THE SOUTH 1/2 OF LOT 11. HILLSBOROUGH COUN-TY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 53 OF FLOWERS AND STUART OAK GROVE SUBDIVISION, AC-CORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS HILLSBOROUGH COUNTY, FLORIDA, ALSO DESCRIBED AS: THE EAST 50.0 FEET OF THE WEST 100.0 FEET OF THE SOUTH 108.0 FEET OF LOT 11 OF REVISED MAP OF FLOWERS AND STUART OAK GROVE SUBDIVISION, AS SAME IS RECORDED IN PLAT BOOK 25, PAGE 77, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA. THE NORTH 3.0 FEET OF SAID SOUTH 108.0 FEET BEING RESERVED FOR PUB-LIC UTILITIES AS SHOWN IN ABOVE-MENTIONED PLAT BOOK 20, PAGE 39. Property address: 906 East



day at noon • Friday Publication erverfl.cc

# Case No. 23-CA-001497 Division E RESIDENTIAL FORECLOSURE THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25

Plaintiff, vs. EMMANUEL NOAH: BELINDA NOAH A/K/A BELINDA GAYLE NOAH A/K/A BELINDA GAIL QUARTERMAN A/K/A BELINDA GAIL QUARTERMAN NOAH, ARBOR GREEN OF NEW TAMPA HOMEOWNERS ASSOCIATION, INC.; HUNTER'S GREEN COMMUNITY ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS,

### Defendants.

Notice is hereby given, pursuant to Fi-nal Judgment of Foreclosure for Plaintiff entered in this cause on October 1, 2024, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist. Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 22, BLOCK 26, ARBOR

GREENE PHASE 5, UNIT 2, AC-CORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10144

http://www.hillsborough.realforeclose. com., on July 30, 2025 at 10:00 AM.

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

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

Dated this May 30, 2025 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2320825/CMP June 6, 13, 2025  $25\text{-}01604\mathrm{H}$ 

COMPANY LLC, a Florida limited liability company d/b/a CHANNELSIDE BREWING; MICHAEL R. BEARD a/k/a MICHAEL BEARD, an individual: BRADLEY F. EVANS a/k/a BRADLEY EVANS, an individual; CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, an individual; KEG CONNECT, LLC, a Florida limited liability company; CORPORATION SERVICE COMPANY, a Delaware corporation, AS REPRESENTATIVE; FUNDING METRICS, LLC, a Delaware limited liability company; and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure (the "Final Judgment"), dated May 1, 2025, entered in Case No. 24-CA-009547 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein VALLEY NATIONAL BANK is Plaintiff and CHANNELSIDE BREW-ING COMPANY LLC d/b/a CHAN-NELSIDE BREWING, MICHAEL R. BEARD a/k/a MICHAEL BEARD, BRADLEY F. EVANS a/k/a BRADLEY EVANS, CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, KEG CONNECT, LLC, CORPORATION SERVICE COMPANY, AS REPRE-SENTATIVE, FUNDING METRICS, LLC, and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the

according to the map or plat thereof, as recorded in Plat Book 4, Page 106, of the public records of Hillsborough County, Florida. Tax ID #: A-36-28-18-4EK-000002-00006.0 Property Address: 6002 N. Tampa Street, Tampa, Hillsborough County, Florida

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 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 impaired call 711.

Attorney for Plaintiff: Casey R. Lennox Lennox Law, P.A. P.O. Box 20505 Tampa, FL 33622 Phone: (813) 831-3800 Fax: (813) 749-9456 E-mail: clennox@lennoxlaw.com June 6, 13, 2025 25-01605H

SUBSEQUENT INSERTIONS

# --- ACTIONS / SALES ----

# FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-007957 LOAN FUNDER LLC, SERIES

### 34835, Plaintiff, vs.

LIGHTHOUSE PARTNERS GROUP, LLC, a Connecticut Limited Liability Company; ANGEL SANTOS; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, **Defendants.** TO: ANGEL SANTOS

Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in HILLSBOROUGH COUN-TY, Florida:

Condominium Parcel No. 4 Phase A, MANCHESTER I CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 6067, Page 566 all amendments thereto and Condominium Book 13, Page 32, Public Records of Hillsborough County Florida together with an undi-vided interest in the common elements appurtenant thereto. Property address is commonly known as: 604 McDaniel Street, Sun City Center, FL 33573 Parcel Identification Number: 057474-6968

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 130 Salem Court,

# Tallahassee, Florida 32301, on or before 6/19/2025, or within thirty (30) days after the first date of publication in The Business Observer (whichever is later) 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 the Court address is 800 E. Twiggs St.,

Room 101, Tampa, FL 33602. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., 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.

https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fliud13.or

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS WITNESS my hand and the seal of

this Court this 14th day of May, 2025. CLERK OF THE COURT Victor D. Crist

(SEAL) By: Jennifer Taylor As Deputy Clerk Tiffani N. Brown, Esquire,

of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff.

130 Salem Court, Tallahassee, Florida 32301 June 6, 13, 2025 25-01586H

# FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-002610 ASSOCIATION FUNDING LLC, Plaintiff, v. GRACE C. NWOKOBIA, **Defendant**(*s*), TO: GRACE C. NWOKOBIA;

LAST KNOWN ADDRESS:

614 CORWIN CT., BEAR, DE 1970 L YOU ARE HEREBY NOTIFIED that a Complaint to re-foreclose a lien upon the following described property in Hillsborough, County, Florida which has been filed against Defendant: GRACE C. NWOKOBIA

Lot 2, in Block 17 of WATER-LEAD PHASE 5B, according to the plat thereof as recorded in Plat Book 130, Page 257, of the Public Records of Hillsborough County, Florida.

Property Address: 12055 Car-dinal Flower Dr. Riverview, FL 33579

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida: Case No. 25-CA-002610: and is styled ASSOCIATION FUNDING LLC vs. GRACE C Nwokobia. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 7401 Wiles Rd. Suite 203. Coral Springs, FL 33067 on or before 5/21/2025, (or 30 days from the first date of publication) and file the origi-

nal with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. Clerk of Court address: 800 E. Twiggs St., Tampa, FL 33602.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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 4/15/2025 VICTOR CRIST AS CLERK OF THE COURT (SEAL) JENNIFER TAYLOR AS DEPUTY CLERK Kathy Houston, Esq., Plaintiff's attorney, 7401 Wiles Rd. Suite 203 Coral Springs, FL 33067 June 6, 13, 2025 25-01584H

# FIRST INSERTION

THENCE SOUTHWESTERLY 37.76 FEET TO A POINT ON

THE WESTERLY BOUNDARY OF SAID LOT, SAID POINT

LYING 28.97 FEET SOUTH-

ERLY OF SAID NORTHWEST CORNER; RUN THENCE

NORTHERLY ALONG SAID

WESTERLY BOUNDARY 28.97 FEET TO THE POINT OF BE-

PROPERTY ADDRESS: 816 WEST COUNTRY CLUB, TAM-

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berg-

er LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite

201, Miami, FL 33161 by 7/3/2025, a

date which is within thirty (30) days af-ter the first publication of this Notice in

the Business Observer and file the origi-

nal with the Clerk of this Court either before service on Plaintiff's attorney or

immediately thereafter; otherwise a de-

fault will be entered against you for the relief demanded in the complaint. The

Clerk of Court address is 800 E. Twiggs

This notice is provided pursuant to

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

at no cost to you, to the provision of cer-

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately 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

WITNESS my hand and the seal of

(SEAL) By JENNIFER TAYLOR

VICTOR D. CRIST As Clerk of the Court

As Deputy Clerk

25-01624H

Impaired Line 1-800-955-8770.

Ghidotti | Berger LLP,

Attorney for Plaintiff,

Miami, FL 33161

June 6, 13, 2025

this Court this 28 day of May, 2025.

10800 Biscayne Blvd., Suite 201,

St., Room 101, Tampa, FL 33602.

Administrative Order No. 2010-08

GINNING.

PA, FL 33612

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 24-CA-009918 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3, Plaintiff, v. M.A.X. VENTURE GROUP, LLC;

ET AL, Defendant(s). To the following Defendant(s):

MICHAEL DOS SANTOS (Last Known Address:

ADDRESS UNKNOWN, SKIPTRACE, FL 00000) YOU ARE NOTIFIED that an action

to foreclose based on boundaries established by acquiescence, on the following described property: LOT BEGINNING AT THE

NORTHWEST CORNER OF LOT 16 AND RUN EAST 131.25 FEET, SOUTH 125 FEET, SOUTH 06°05.5` WEST TO A POINT 10.77 FEET SOUTH OF THE SOUTH BOUNDARY OF LOT 16; RUN WEST PARAL-LEL TO THE SOUTH BOUND-ARY OF LOT 16 TO THE WEST BOUNDARY OF LOT 15 AND NORTH 171.54 FEET TO BE-GINNING, BLOCK 3, W.E. HAMNER'S FOREST ACRES, ACCORDING TO PLAT RE-CORDED IN PLAT BOOK 26, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, TO-WIT: THAT PART OF LOT 16 IN BLOCK 3 OF W.E. HAMNER'S FOREST ACRES A SUBDIVISION OF RECORD IN PLAT BOOK 26, PAGE 44 THE PUBLIC RECORDS OF OF HILLSBOROUGH COUN-TY, FLORIDA, MORE PAR-TICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGIN AT THIS NORTHWEST COR-NER OF SAID LOT 16, RUN THENCE EASTERLY ALONG THE NORTHERLY BOUND-ARY OF SAID LOT 23.91 FEET;

# SUBSEQUENT INSERTIONS

# SECOND INSERTION

com., on July 21, 2025 at 10:00 AM. 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

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.

# SECOND 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

# SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in

which it was assessed are: Folio No.: 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 re-

deemed according to law, the prop-erty 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

# THIRD 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

### FOURTH 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 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 prop-erty 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

# SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1462440000 File No.: 2025-408 Certificate No.: 2022 / 11957 Year of Issuance: 2022 Description of Property: SULPHUR SPRINGS AD-DITION 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

FIRST INSERTION NOTICE OF FORECLOSURE SALE surplus from the sale, if any, other than

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

NOTICE OF SALE

unclaimed.

COUNTY, FLORIDA. and commonly known as: 1209 JOL-LEY COURT, VALRICO, FL 33594; including the building, appurte-nances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hills-borough County auction website at http://www.hillsborough.realforeclose.

Any persons claiming an interest in

### IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CC-038265 BLISSFUL TIMES INC., a Florida corporation PLAINTIFF, VS. BAM32, INC. a Florida corporation LIVING INTERIOR PLANT SERVICE, INC., A Florida corporation. DEFENDANT(S)/

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated September 18, 2024 and entered in 24-CC-38265 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Blissful Times Inc., is the Plaintiff and BAM32, Inc. and Living Interior Plant Service Inc. are the Defendants. Victor Crist, as the Clerk of the Court, will sell to the highest and best bidder for cash at http://www.hillsborough. realforeclose.com at. 10:00 am on June 20, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

LOT 13, Block 6, WINSTON PARK UNIT NO. 3, according to the map or plat thereof as re-corded in Plat Book 46, Page 42, Public Records of Hillsborough County Florida. Property Address: 1008 S. 70th Street, Tampa, FL 33619. Any person claiming an interest in the

the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are en-titled, 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 activ ity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated April 29, 2025. /S/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com June 6, 13, 2025 25-01626H

#### 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 RE-CORDS OF HILLSBOROUGH

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 25-01536H May 30; Jun. 6, 2025



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 no-tice 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

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

# HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com Business

# --- ACTIONS / SALES ----

# SECOND INSERTION

recorded in Plat Book 19, Page

28. Public Records of Hillsbor-

ough County, Florida, with the

South right of way line of Cy-

press 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 (In-

terstate 275) per Florida Depart-

ment of Transportation Section

10190-2407; thence continue

S00°51'21"W, along said Lim-ited 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 bear-

ing 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 BEGIN-

NING; 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 Limit-

ed 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

Containing 2,492 square feet,

WPIS 412531 2 STATE ROAD

93 HILLSBOROUGH COUNTY

PORARY CONSTRUCTION EASEMENT

A portion of Lots 1 and 2, Block

12, TAMPANIA, as recorded in

Plat Book 8, Page 71, Public Re-

cords 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 Hills-

borough 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" mark-

ing the intersection of the West

line of WHITE ESTATES, as

recorded in Plat Book 19, Page 28, Public Records of Hillsbor-

ough County, Florida, with the

South right of way line of Cy-press 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

TEM-

POINT OF BEGINNING.

more or less.

DESCRIPTION

NON-EXCLUSIVE

PARCEL 707

### 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 reg istered agent 1200 South Pine Island Road Plantation, FL 33324 Amscot Financial, Inc., a Florida cor-

poration 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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

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 corpo-

ration Serve: Legalinc Corporate Services, Inc, as registered agent 476 Riverside Av-enue 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 Corpora-

tion 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 de-

scribed 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" mark-

ing the intersection of the West line of WHITE ESTATES, as

corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (In-NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

terstate 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 TEM-PORARY 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 Cy-press 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  $00^{\circ}05'24"$ , 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 BEGIN-NING; 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-exclu-

sive 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 PERMA-NENT CONSTRUCTION EASEMENT which includes NON-EXCLUSIVE TEM-PORARY 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 \$69°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 \$80°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 abovedescribed 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 de-scribed 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



SECOND INSERTION

plat thereof, as recorded in Plat Book 129, Page 143, of the Public Records of Hillsborough County, Florida.

IN AND FOR HILLSBOROUGH

SECOND INSERTION

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

### 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 AS-SOCIATION, INC., is the Plaintiff, and RICKEYSHA JOHNTEES COBB, et al., are the Defendants, VICTOR D. CRIST, Clerk of Court of HILLSBOR-OUGH 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 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

## 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 Cir-cuit Court will sell all the property situated in Hillsborough County, Florida described as: LOT 14, BLOCK 28, CLAIR-

MEL CITY UNIT NO. 8, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 15 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 7404 Patri-cian Place, Tampa, Florida 33619 building, appurincluding the and fixtures located tenances, therein, at public sale, to the high-est and best bidder, for cash, at: www.hillsborough.realforeclose.com,

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else Rarely do consumers specifically search online for public notices.

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, Flori-

da 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

# **Email your Legal Notice**

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

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



# --- ACTIONS / PUBLIC SALES ---

# SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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. 25-01517H May 30; Jun. 6, 2025

### SECOND 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 RESI-DENCE 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 RE-CORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RE-CORDS 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 ad-dress 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

# VA Att 123 SU DE PH Ma

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, aintifl

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 Ad-ministrative 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, Hear-ing 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
Anthony Van Ness, Esq.
N NESS LAW FIRM, PLC,
torney for the Plaintiff,
39 E. NEWPORT CENTER DRIVE,
ITE #110,
EERFIELD BEACH, FL 33442
IH20542-25/cam
ay 30; Jun. 6, 2025 25-01532H

# SECOND INSERTION

Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose ad dress 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

# THIRD 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

Apollo Beach, FL 33572 Phone: 1-813-645-8494 Fax: 1-813-645-0912

medicine at WellMed.

May 23, 30; Jun. 6, 13, 2025 25-01459H

THIRD INSERTION

**Public Notice** 

Effective June 13, 2025, Amanda Dai-

ley, MD, will no longer be practicing

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.

### SECOND INSERTION

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

	Nr. 1 m. 1	alt . m. 1
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 <b># B019</b>	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 <b># B232</b>	<b>Stephanie Gallegos</b>	Appliances, Boxes, Clothing, Furniture
Unit # D112	Evans Lubin	Boxes, Bags, Clothing
Unit <b># D163</b>	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 25-01519H May 30; Jun. 6, 2025

# SECOND INSERTION

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

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

# FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA ASE NO.: 25 CA 0025

has been filed against you and you are required to serve a copy of your writ-ten 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

# SECOND 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 Dis-trict'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, con-sider 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



### 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 RESI-DENCE UNKNOWN)

Last Known Address: 1612 DOG-WOOD 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 RE-CORDED IN PLAT BOOK 45, PAGE 68, OF THE PUBLIC RE-CORDS 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,

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 $25\text{-}01531\mathrm{H}$

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 THERE-OF, AS RECORDED IN PLAT BOOK 17. PAGE 1 OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. (Parcel Identification Number À-31-28-19-46R-Z00000-00003.0) (Address: 1505 E Diana St., Tampa, FL 33610) (the "Property")

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

Directions: Take I-4 to McIntosh Rd. Travel north on McIntosh Rd. to Thonotosassa Rd. Head west approximately 1-mile on Thonotosassa Rd. Stonelake Ranch is located on the north side of the road.

May 30; Jun. 6, 2025



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

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

# VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

25-01529H

# --- TAX DEEDS ----

### SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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

# SECOND INSERTION NOTICE OF APPLICATION

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

# SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certifi-

cates 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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are:

File No.: 2025-397

Folio No.: 0032480000

Year of Issuance: 2022

Name(s) in which assessed:

GELINO

Certificate No.: 2022 / 202

Description of Property: TOWN OF CITRUS PARK LOT

8 BLOCK 19 PLAT BK / PG: 1 / 130 SEC - TWP - RGE: 02 - 28 - 17

ESTATE OF ALEXANDER

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

deemed according to law, the prop-erty described in such certificate

will be sold to the highest bidder on

(7/10/2025) on line via the internet at

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 ser-

vice is needed; if you are hearing or

Victor D. Crist

25-01554H

Clerk of the Circuit Court

Hillsborough County Florida

BY Adrian Salas, Deputy Clerk

voice impaired, call 711. Dated 5/12/2025

May 30; Jun. 6, 13, 20, 2025

www.hillsborough.realtaxdeed.com.

Unless such certificate shall be re-

ALEXANDER F GELINO

# SECOND INSERTION NOTICE OF APPLICATION

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

deemed 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

# SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1467610000 File No.: 2025-402 Certificate No.: 2022 / 12015 Year of Issuance: 2022 Description of Property: SULPHUR SPRINGS ADDI-TION 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 prop-erty 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

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 Jac-

quelyn Jackson Smith, deceased, whose

date of death was March 21, 2025, is

pending in the Circuit Court for Hills-

borough County, Florida, Probate Divi-

sion, the address of which is 301 North

Michigan Street, Room 1071, Plant City,

Florida 33563. The names and ad-

dresses of the Personal Representative

and the Personal Representative's attor-

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 ON OR BEFORE THE

LATER OF 3 MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR 30 DAYS AF-

TER THE DATE OF SERVICE OF A

All other creditors of the Decedent

COPY OF THIS NOTICE ON THEM.

and other persons having claims or de-

mands against Decedent's estate must

nev are set forth below.

# SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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 re-

deemed according to law, the prop-erty 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

# SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0347555218 File No.: 2025-394

- Certificate No.: 2022 / 2812 Year of Issuance: 2022
- Description of Property: PALMAVISTA 1 A CONDO-MINIUM 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 prop-erty 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

# ---- ESTATE ----

SECOND 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 AF-TER 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is May 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

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

**Personal Representative:** 

/s/ Camille Lomenzo

**Camille Lomenzo** 

1409 Compton St.

Brandon, Florida 33511

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is May 30, 2025.

/s/ Brian P. Buchert

Florida Bar Number: 55477

Telephone: (813) 434-0570 Fax: (813) 422-7837

Tampa, Florida 33607

May 30; Jun. 6, 2025

3249 W. Cypress Street, Ste. A

BBuchert@BuchertLawOffice.com

AFTER THE DATE OF THE FIRST

ALL CLAIMS NOT SO FILED WILL

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

PUBLICATION OF THIS NOTICE.

25-01540H

Brian P. Buchert

E-Mail:

SECOND INSERTION

NOTWITHSTANDING THE TIME

All other creditors of the decedent

Florida Statutes.

NOTICE.

BARRED.

# SECOND 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

> NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

UCN: 292025CP000915A001HC FILE NO: 25-CP-000915

Deceased.

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO

DATE OF DEATH IS BARRED.

BE FOREVER BARRED.

PROBATE DIVISION

IN RE: ESTATE OF

BEVERLY DIANNE ALBEA LEAR, administration of the

# SECOND 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 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 demands 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.

The personal representative or cura-tor 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 25-01533H May 30; Jun. 6, 2025

### SECOND INSERTION

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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING 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:

dab@fishertousey.com 2431986

May 30; Jun. 6, 2025

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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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

DISCOVER WHETHER ANY PROP-ERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DE-CEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNI-FORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DE-MAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

THE DATE OF FIRST PUBLICA-TION 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 25-01557H May 30; Jun. 6, 2025



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:

25-01541H

Jaime Council

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,

BENEFICIARIES, DEVISEES,

GRANTEES,; UNITED STATES

**DEVELOPMENT; UNKNOWN** 

SPOUSE OF LARRY WAYNE

HICKMAN JR A/K/A LARRY

OF AMERICA-DEPARTMENT OF

BRITTANY HICKMAN;

UNKNOWN HEIRS,

SURVIVING SPOUSE.

HOUSING AND URBAN

WAYNE HICKMAN, JR;

UNKNOWN SPOUSE OF

UNKNOWN TENANT #1;

ANY AND ALL UNKNOWN

PARTIES CLAIMING BY, THROUGH, UNDER AND

UNKNOWN TENANT #2; SEAN

HICKMAN: SHANNON BUSSELL:

AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S)

DEAD OR ALIVE, WHETHER

SPOUSES, HEIRS, DEVISEES,

CLAIM AN INTEREST AS

**GRANTEES, OR OTHER** 

CLAIMANTS

Defendant(s).

WHO ARE NOT KNOWN TO BE

SAID UNKNOWN PARTIES MAY

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-DE-PARTMENT OF HOUSING AND UR-

BAN DEVELOPMENT; UNKNOWN

SPOUSE OF LARRY WAYNE HICK-

MAN JR A/K/A LARRY WAYNE

HICKMAN, JR; UNKNOWN SPOUSE

OF BRITTANY HICKMAN; UN-KNOWN TENANT #1; UNKNOWN

TENANT #2; SEAN HICKMAN;

SHANNON BUSSELL; ANY AND

ALL UNKNOWN PARTIES CLAIM-

ING BY, THROUGH, UNDER AND

AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANT(S) WHO

ARE NOT KNOWN TO BE DEAD

OR ALIVE, WHETHER SAID UN-

KNOWN PARTIES MAY CLAIM AN

BRITTANY HICKMAN:

LLC.,

Plaintiff, VS.

# --- ESTATE ----

SECOND INSERTION

# SECOND 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 AF-TER 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 PUBLICA-TION 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. 1116 Foster Carriage Rd. Lithia, FL 33547 Telephone: (813) 436-0288 law@ashleyivanov.com service@ashleyivanov.com May 30; Jun. 6, 2025 25-01522H

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

GOLZ TRANSPORTATION LLC:

NOTICE TO DEFENDANT:

(AVISO AL DEMANDADO):

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 AN-THONY 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 AF-TER 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 WITH-IN 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 SEC-TION 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

# SECOND INSERTION

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.

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.

SECOND 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 FLOR-IDA 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 decc-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
 FO

 Fax: (305) 624-8200
 Fo

 Primary Email:
 THE

 thegonzalezlawfirmfl@gmail.com
 MAI

 May 30; Jun. 6, 2025
 25-01534H

 NAT
 THE

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, Plaintif, 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** 

SECOND INSERTION

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, HILLSBOR-

OUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT AN EXIST-ING "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 BOUND-ARY 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 DE-GREES 00' 00", E A DISTANCE OF 6.77 FEET TO AN EXIST-ING 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 DEMONTMOL-LIN 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 EXIST-ING 5/8" IRON ROD MARKED "LB6582" MARKING THE SW

### SECOND INSERTION

CORNER OF THE NORTH 668.00 FEET OF THE E 1/4

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,

CONDOMINIUM UNIT 510, PARKCREST HARBOUR IS-LAND CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 14790, PAGE 622, AS AMEND-ED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 700S Harbour Island Blvd #510, Tampa, Florida 33602

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 OO DE-GREES 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' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-2247B May 30; Jun. 6, 2025 25-01515H

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 & Conv

McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq.

### 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 iAVISO! 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

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



#### PRIMEQUITY, LLC, Defendant(s).

ISLAND CONDOMINIUM

ASSOCIATION, INC.;

NOTICE OF SALE IS HEREBY GIV-EN 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 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

# SECOND INSERTION

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands 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.

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 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,

Kusler(@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

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 Feb-

ruary 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 per-

onsal representative's attorney are set