

HILLSBOROUGH COUNTY LEGAL NOTICES

--- 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.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storage treasures.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

Sale to be held at www.storage treasures.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, Mariana; 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.storage treasures.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

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 Wavecrest Publishing located at 10414 Less Traveled Rd in the City of Thonotosassa, Hillsborough County, FL 33592 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2025.
Rebecca Guy
June 6, 2025 25-01636H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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.

Dated at Tampa, Florida, this 28th day of May, 2025.
KERCHER AVIATION LLC
June 6, 2025 25-01578H

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 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.
MCS Farms LLC
Megan Sewell
June 6, 2025 25-01623H

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

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

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 alban y 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 alban y dr
Tampa, FL 33625
June 6, 2025 25-01632H

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 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, Jason Greenwood
June 6, 2025 25-01572H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for 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.

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

June 6, 2025

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:

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.

FIRST INSERTION

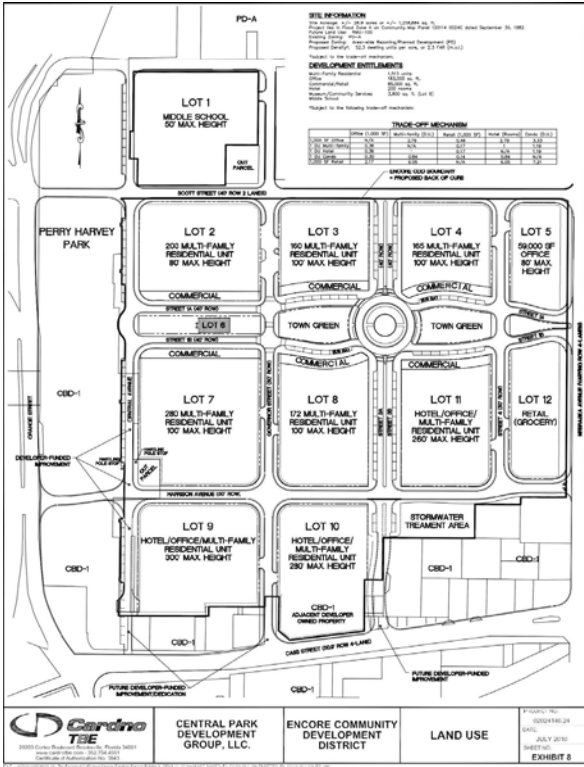
Additional Provisions

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 Manager'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.

Stephanie DeLuna, District Manager



June 6, 2025

25-01571H

--- 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 - demise, Tyteanno; 2027 - Anthony, Tierra; 4007 - Estrada, Alex; 6041 - Palmer, Daniel; 6079 - Metzter, 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. B081 - 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 - Mottorn, 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; 2289 - 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; 3282 - Carrington, Lisa; 3283 - Hendersen, 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; C043 - JSS Distribution Service Rubino, Brenda; C061 - 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, Jasmynce; B019 - Baker, Rebecca; B023 - Jackson, Tarshell; B025 - james, Katrina; B029 - Goldsmith, Annie; B049 - Lewis, Razjhae; B053 - Kelly, Mary; B057 - Rafferty, Christopher; B061 - Garcia, Jenddali; 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, Giovanni; 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. A003 - Reed, Ebony; A005 - Johnson- Streater, Herbrinia; A026 - Shelby, paul; A029 - liebert, tim; B004 - Jenkins, Kennie; B007 - jacobsen, walter; B009 - Joseph, Jasmynce; B019 - Baker, Rebecca; B023 - Jackson, Tarshell; B025 - james, Katrina; B029 - Goldsmith, Annie; B049 - Lewis, Razjhae; B053 - Kelly, Mary; B057 - Rafferty, Christopher; B061 - Garcia, Jenddali; 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, Giovanni; 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. A003 - Reed, Ebony; A005 - Johnson- Streater, Herbrinia; A026 - Shelby, paul; A029 - liebert, tim; B004 - Jenkins, Kennie; B007 - jacobsen, walter; B009 - Joseph, Jasmynce; B019 - Baker, Rebecca; B023 - Jackson, Tarshell; B025 - james, Katrina; B029 - Goldsmith, Annie; B049 - Lewis, Razjhae; B053 - Kelly, Mary; B057 - Rafferty, Christopher; B061 - Garcia, Jenddali; 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, Giovanni; 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. 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--- 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, Michael; 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, Tonyata; 01168 - Edwards, Kelli; 02014 - Crandall, Cynthia; 02054 - Cruz, 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 - Noltton, 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 - Caccador, 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; I015 - Larry, Rashaw; I016 - Dennard, Arthur; I021 - James, Dashaun; I027 - Paratore, Lisa; I031 - Redmond, Maryah; I033 - High, Charles Calvin; I049 - Baumann, Haley; I055 - Khaled, Maysa Khaled; I066 - Malpass, Deana Ann; I082 - Oden, Keyanna; J010 - Ellis, Dajalon; J019 - Moody, Denise; J035 - Waters, Dabrian; 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, Alicia; K035 - Phillips, Jalawwna; 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 - Gubiani, 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, Ivanna; 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 - Tavalliccio, 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 - Forjoh, Alex; 1321 - Kinney, Nekeyla; 1322 - White, Jennifer; 140 - Hamilton, Xavier; 143 - Hill, Luther; 168 - Gideon, Brenda; 200 - Riling, 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, Tonisha; 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, Jasmine

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
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 - Nitché, Theresa; C024 - hunter, Willie; C026 - johnson, Shikeema; C046 - Holmes, Kimberly; C051 - Jackson, Cheyyron; 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 - laprad, 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, Jauna; 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 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, 202525-01568H

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, 202525-01582H

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 VEGAS, NEVADA 89121 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, 202525-01596H

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 River-view, 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, 202525-01610H

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/ SECQOVFIN. , 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, 202525-01597H

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, 202525-01583H

FIRST INSERTION
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 Ph: (813) 344-4844 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://wynnmerewestcdd.com>.

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

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

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

Richard McGrath, District Manager
June 6, 202525-01574H

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, 202525-01618H

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:

DATE: June 30, 2025
TIME: 6:00 P.M.
LOCATION: 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, 202525-01617H

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 8,802.12 5NPLM4AG8NH076449 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 REPAIR 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 1FTRW12W84KDI1991 2004 FORD \$2,249.18 Tel #: 813-697-1791 MV #: MV114300 Location: 803 W HILLSBOROUGH 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 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 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. 3621 W. Kennedy Blvd. Tampa, Florida 33609 June 6, 13, 20, 27, 2025 25-01579H	
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 CAD I 5NPDH4AEXGH705168 2016 HYUN JN8AZ08T27W504621 2007 NISS This notification is published in BUSINESS OBSERVER on 06/06/2025. June 6, 2025 25-01612H	
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. 1B3LC76M48N162902 2008 DODG 2C3CDZJG8NH131721 2022 DODG This notification is published in BUSINESS OBSERVER on 06/06/2025. June 6, 2025 25-01611H	
FIRST INSERTION	
NOTICE OF PUBLIC SALE: ASCENSION AUTO SERVICE gives 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 1HGCMS56707A107073 2007 HOND 2GCRCPCE9K1129873 2019 CHEV 5XYZT3LB6GG362660 2016 HYUN 5YFBU4EE3CP045663 2012 TOYOTA 5YFEPMAE4MP267737 2021 TOYT JNKAY01E68MP605425 2008 INFI JTEZU14R058024491 2005 TOYT YAMA2814K011 2011 YAM ZZN28476C303 2003 ZZN This notification is published in BUSINESS 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. June 6, 13, 20, 27, 2025 25-01631H	

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 25-01619H	
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 June 6, 2025 25-01622H	
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 CAD I 5NPDH4AEXGH705168 2016 HYUN JN8AZ08T27W504621 2007 NISS This notification is published in BUSINESS OBSERVER on 06/06/2025. June 6, 2025 25-01612H	
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. 1B3LC76M48N162902 2008 DODG 2C3CDZJG8NH131721 2022 DODG This notification is published in BUSINESS OBSERVER on 06/06/2025. June 6, 2025 25-01611H	
FIRST INSERTION	
NOTICE OF PUBLIC SALE: ASCENSION AUTO SERVICE gives 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 1HGCMS56707A107073 2007 HOND 2GCRCPCE9K1129873 2019 CHEV 5XYZT3LB6GG362660 2016 HYUN 5YFBU4EE3CP045663 2012 TOYOTA 5YFEPMAE4MP267737 2021 TOYT JNKAY01E68MP605425 2008 INFI JTEZU14R058024491 2005 TOYT YAMA2814K011 2011 YAM ZZN28476C303 2003 ZZN This notification is published in BUSINESS 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. June 6, 13, 20, 27, 2025 25-01631H	

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 25-01587H	
FIRST INSERTION	
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. 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	
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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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. 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 June 6, 13, 2025 25-01588H	
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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	

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 Deceased. The administration of the estate of GRACIE LEE DAVENPORT, also known as GRACYE LEE DAVENPORT, 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 set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 6, 2025. ROBERT D. HINES Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 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 25-01593H	
FIRST INSERTION	
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/ 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@lohmillerrlaw.com, lohmillerrlaw@gmail.com Florida Bar No. 0038631 LOHMILLER LAW, PLLC 136 44th Street N, Suite 201 St. Petersburg, Florida 33701 Telephone: (727) 643-3818 June 6, 13, 2025 25-01616H	

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 Num-
ber 25-CP-001812; by the Circuit Court
for Hillsborough County, Florida, Pro-
bate Division, the address of which is
PO Box 1110 Tampa, FL 33601; that
the decedent's date of death was Janu-
ary 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
assigned by such order 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

June, 6, 13, 2025

25-01599H

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.

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 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
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

June 6, 13, 2025

25-01600H

FIRST INSERTION
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 Fore- closure 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, ac- cording to the map or plat there- of, recorded in Plat Book 34, Page 24, of the Public Records of Hillsborough County, Florida Property address: 14927 Pinecrest Rd., Tampa FL 33613 at public sale, to the highest bidder, for cash, on July 3, 2025 at 10:00am. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough. realforeclose.com 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 45.031. If you are a person with 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 notifica- tion of a scheduled court proceeding if the time before the scheduled appear- ance is less than 7 days. /s/ Ivan Dimitrov Ivanov, Esq. 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff 813-563-6646 June 6, 13, 202525-01592H
FIRST INSERTION
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 pend- ing 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 Per- sonal 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
FIRST INSERTION
NOTICE OF ADMINISTRATION (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 is intestate. The names and addresses of the personal representative and the per- sonal representative's attorney are set forth below. The fiduciary lawyer - cli- ent privilege in section 90.5021, Flori- da 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 af- ter the date of service of a copy of the Notice of Administration on that per- son, 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 ex- tended for estoppel based upon a mis- statement by the personal representa- tive regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirma- tive representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by sec- tion 733.212(3), Florida Statutes, all objections to the validity of a will ad- mitted to probate, venue or the juris- diction of the court must be filed no later than the earlier of the entry of an order of final discharge of the person- al representative or 1 year after service of the notice of administration. Persons who may be entitled to ex- empt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that
FIRST INSERTION
NOTICE TO CREDITORS (Formal Administration) IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 25-CP-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, 2024, and whose social security num- ber 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 Representa- tive and the Personal Representative's attorney are set forth below. The Personal Representative has no duty to discover whether any property

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 Wil- liam Travis Jordan, Jr., deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Hill- sborough County, Florida, Probate Di- vision, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal represen- tative 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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or 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. 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 June 6, 13, 202525-01602H
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 Hills- borough County, Florida, Probate Di- vision, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal repre- sentative'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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or 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. 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, 202525-01601H
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File 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, 2024, and whose social security num- ber 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 Representa- tive and the Personal Representative's attorney are set forth below. 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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221. 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) 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 de- mands 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
FIRST INSERTION
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 SCM ROOFING, LLC, a Florida limited liability company, Plaintiff, vs. MARK HANEY, Defendant. 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, Flori- da, described below to the highest bid- der, for cash, to be held online at www. hillsborough.realforeclose.com, in ac-

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, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 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 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 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 deced- ent'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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, 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: attorneybelz@belzlegal.com Secondary E-Mail: paralegal@belzlegal.com June 6, 13, 202525-01603H
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. 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 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. /s/ Linda R. Williams LINDA R. WILLIAMS, As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Guran STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 June 6, 13, 202525-01615H
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File 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, 2024, and whose social security num- ber 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 Representa- tive and the Personal Representative's attorney are set forth below. 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 §§ 732.216-228, applies, or may apply, unless a written demand is made by a creditor as specified under § 732.221. All 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH
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--- ACTIONS / SALES ---

FIRST INSERTION		
<p>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 RF - 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 NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10 (here-</p>		
<p>after “Plaintiff”), is Plaintiff and NORMAN 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:</p> <p>LOT 12, BLOCK 3, PARKWOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs</p>		
<p>LOT 12, BLOCK 3, PARKWOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Administrative Office of the Court ADA Coordinator, 800 E. Twiggs</p>		
FIRST INSERTION		
<p>NOTICE OF SALE UNDER F.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 liability company, 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 DEPARTMENT OF REVENUE, JENNIFER Y. FIGUEROA ROJAS, CIRAS, LLC, an Ohio limited liability company, and HILLSBOROUGH COUNTY CLERK OF COURT, Defendants. 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 Hillsborough 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 following described property:</p> <p>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 RECORDED IN PLAT BOOK 8, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PARCEL 2 THE EAST 86 FEET OF THE EAST 238 FEET OF LOT 3,</p>		
<p>BLOCK 11, FAIR GROUND FARMS, EXCEPT THE NORTH 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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>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 June 6, 13, 2025 25-01634H</p>		
FIRST INSERTION		
<p>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 REMARKETING LLC; 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 SERVICING, Plaintiff, and PATRICIA A. LICARI; STATEWIDE AUTO REMARKETING LLC; ESPLANADE OF TAMPA COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA, are Defendants.</p> <p>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:</p> <p>LOT 130, OF ESPLANADE OF TAMPA PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 263, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>If you are a person claiming a right to funds remaining after the sale, you</p>		
<p>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.</p> <p>If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.</p> <p>Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.</p> <p>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</p>		

FIRST INSERTION		
<p>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.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Administrative Office of the Court ADA Coordinator, 800 E. Twiggs Street Tampa FL 33602, 813-272-7040; Discapacidad Auditiva 1-800-955-8771, Discapacidad de la Voz 1-800-955-8770, email: ADA@fljud13.org por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.</p>		
FIRST INSERTION		
<p>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-009625 MCLP ASSET COMPANY, INC. Plaintiff(s), vs. KIMBERLY C. CLARK; CITY OF TAMPA; MITCHELL ROOFING COMPANY LLC Defendant(s). 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 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 Judgment of Foreclosure or order, to wit:</p> <p>Lot 17, Block 11, Tilsen Manor, according to the map or plat thereof as recorded in Plat Book 32, Page 100, Public Records of Hillsborough County, Florida. Property address: 1916 Marvy Avenue, Tampa, FL 33612</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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 ACCOM-</p>		
<p>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 APPEARANCE OR OTHER COURT ACTIVITY 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 QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1- 800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.</p> <p>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.</p> <p>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 June 6, 13, 2025 25-01627H</p>		
FIRST INSERTION		
<p>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 LHOM MORTGAGE TRUST 2024-RTL1, MORTGAGE-BACKED NOTES, SERIES 2024-RTL1, Plaintiff, v. OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAIRA 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 INDENTURE TRUSTEE, FOR LHOM MORTGAGE TRUST 2024-RTL1, MORTGAGE-BACKED NOTES, SERIES 2024-RTL1, Plaintiff and OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAIRA CRUZ, an Individual; GEORGIA'S OWN CREDIT UNION; WASHINGTON ELECTRICAL SERVICE, 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:.</p> <p>LOT 4, 5, AND 6, BLOCK 4 OF INGLEWOOD PARK ADDITION NO 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN</p>		
<p>PLAT BOOK 21, PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 302 E 130th Ave, Tampa, FL 33612</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 3843.000122 June 6, 13, 2025 25-01580H</p>		

FIRST INSERTION		
<p>NOTICE OF ACTION 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, LLC, Plaintiff, vs. TYRELL MAURIECE GILLIAM; FATIMA LEANETTE GILLIAM, ET AL. Defendants To the following Defendant(s): FATIMA LEANETTE 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 RECORDED IN PLAT BOOK 130, PAGE 75, OF THE PUBLIC RECORDS 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 CENTER DRIVE, SUITE #110, DEERFIELD 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 thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.</p> <p>WITNESS my hand and the seal of this Court this 28 day of May, 2025.</p> <p>Victor D. Crist HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By JENNIFER TAYLOR As Deputy Clerk</p> <p>J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, 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</p>		
FIRST INSERTION		
<p>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 INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3 Plaintiff(s), vs. CHRISTOPHER CRUZ; MIDTOWN VENTURE GROUP LLC.; UNKNOWN TENANT IN POSSESSION #1: THE UNKNOWN TENANT IN POSSESSION 2: Defendant(s). 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 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: LOT 10 OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 915 East 122nd Avenue, Tampa, FL 33612 You are required to file a written response with the Court and serve a copy</p>		
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; Voice Impaired Line 1-800-955-8770.</p> <p>DATED this the 22nd day of May, 2025.</p> <p>CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Mustafa Divan Deputy Clerk</p> <p>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</p>		
FIRST INSERTION		
<p>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 Victor Crist, Clerk of the Circuit Court of 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:</p> <p>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 Run 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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p>		

ACTIONS / SALES

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 25-CA-000643</p> <p>FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3,</p> <p>Plaintiff, vs.</p> <p>DAVID VANVAERENBERGH A/K/A DAVID L. VANVAERENBERGH AND TRICIA VANVAERENBERGH, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure 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 CORPORATION 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 DAVID L. VANVAERENBERGH; TRICIA 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:</p> <p>PARCEL A: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE NORTH 00°07'35" 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 221.17 FEET, THENCE RUN NORTH</p>	<p>89°13'07" WEST A DISTANCE 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 BEGINNING.</p> <p>Property Address: 11207 FERNHILL DR, RIVERVIEW, FL 33568</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 3 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-248616 - MiM June 6, 13, 2025 25-01629H</p>
FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-009199</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3</p> <p>Plaintiff(s), vs.</p> <p>HYDE PARK EQUITIES, LLC; et al.,</p> <p>Defendant(s).</p> <p>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:</p> <p>REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, THE EAST 50 FEET OF THE WEST 100 FEET OF THE SOUTH 1/2 OF LOT 11, HILLSBOROUGH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 53 OF FLOWERS AND STUART OAK GROVE SUBDIVISION, ACCORDING 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 HILLSBOROUGH COUNTY, FLORIDA. THE NORTH 3.0 FEET OF SAID SOUTH 108.0 FEET BEING RESERVED FOR PUBLIC UTILITIES AS SHOWN IN ABOVE-MENTIONED PLAT BOOK 20, PAGE 39.</p> <p>Property address: 906 East</p>	<p>123rd Avenue, Tampa, FL 33612</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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 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 QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.</p> <p>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.</p> <p>Respectfully submitted,</p> <p>/s/ Betsy 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 June 6, 13, 2025 25-01591H</p>

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FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 29-2019-CA-007761</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs.</p> <p>DAWN L. CHANCEY A/K/A DAWN L. MORGAN, et al., Defendant.</p> <p>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 CHRISTIANA 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, VICTOR 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:</p> <p>THE EAST 210 FEET OF THE SOUTH 210 FEET OF THE NE 1/4 OF THE SE 1/4</p>	<p>OF SECTION 23, TOWNSHIP 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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>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</p>
FIRST INSERTION	
<p>AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 24-CA-5698</p> <p>REAL REALTY SOLUTIONS INC. PLAINTIFF, VS. GOLDROCK INC. AS TRUSTEE OF THE 16-617 LAND TRUST, DEFENDANT(S)</p> <p>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:</p> <p>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.</p> <p>Street Address: 125 Orange Mill Ave., Ruskin, FL 33570</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section</p>	<p>45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.</p> <p>Dated this 2nd day of June, 2025.</p> <p>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</p>
FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION</p> <p>Case No. 23-CA-001497</p> <p>Division E</p> <p>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</p> <p>Plaintiff, vs.</p> <p>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.</p> <p>Notice is hereby given, pursuant to Final 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:</p> <p>LOT 22, BLOCK 26, ARBOR GREENE PHASE 5, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>and commonly known as: 10144</p>	<p>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 at http://www.hillsborough.realforeclose.com, on July 30, 2025 at 10:00 AM.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated This May 30, 2025</p> <p>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 25-01604H</p>

FIRST INSERTION
<p>AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-006674</p> <p>FOUNTAIN OAKS BUSINESS CENTER, INC., a Florida corporation, Plaintiff, vs.</p> <p>KASA LUXE GROUP, LLC, a Florida Limited Liability Company, ALEXANDRA L. CASH-GARCIA, as Personal Guarantor, and YANET BARROSO LEON, as Personal Guarantor, Defendants.</p> <p>Kasa Luxe Group, LLC Alexandra L. Cash-Garcia, as Personal Guarantor Yanet Barroso Leon, as Personal Guarantor Unit No. 600 3637 West Waters Avenue Tampa, Florida 33614</p> <p>YOU ARE NOTIFIED that an action for money damages has been filed against you with respect to the commercial property more particularly described as the:</p> <p>Unit No. 600 3637 West Waters Avenue Tampa, Florida 33614</p> <p>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</p>

FIRST INSERTION
<p>NOTICE OF ACTION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION</p> <p>Case No. 8:15-cv-01172-CEH-TGW</p> <p>HILLSBOROUGH TITLE, INC. a Florida corporation, d/b/a PARAMOUNT TITLE, Plaintiff, v.</p> <p>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.</p> <p>WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title "), to determine and quiet Paramount Tide's title to certain funds described in the Second Amended Complaint filed in this action as the "Suspend Account Funds".</p> <p>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</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case No.: 24-CA-009547</p> <p>Division E</p> <p>VALLEY NATIONAL BANK, Plaintiff, v.</p> <p>CHANNELSIDE BREWING 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.</p> <p>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 BREWING COMPANY LLC d/b/a CHANNELSIDE 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 REPRESENTATIVE, FUNDING METRICS, LLC, and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the</p>

OR BEFORE 7/4/2025 WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION 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 demanded in the Second Amended Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

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: March 19, 2025
/s/ John J. Agliano
John J. Agliano / FBN: 05031510
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
V. Stephen Cohen / FNB: 0948756
Primary: scohen@bcalaw.com
Secondary: lheckman@bcalaw.com
Joshua S. Foutz / FBN: 1049775
Primary: jfoutz@bcalaw.com
Secondary: dcamacho@bcalaw.com
Bajo Cohen Agliano P.A.
606 E Madison Street
Tampa, FL 33602
Phone: (813) 223-3130
Fax: (813) 490-1026
Attorneys for Plaintiff Hillsborough Title, Inc., d/b/a Paramount Title
Jun. 6, 13, 20, 27; Jul. 4, 11, 2025
25-01609H

--- ACTIONS / SALES ---

FIRST INSERTION
<p>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 COUNTY, Florida:</p> <p>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 undivided 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</p> <p>has been filed against you and you are required to serve a copy of your written 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,</p>

FIRST INSERTION
<p>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 Cardinal 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-</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE 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, where-in 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 recorded 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</p>

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@fljud13.org
THIS NOTICE SHALL BE PUBLISHED 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
<p>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:</p> <p>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 PARALLEL TO THE SOUTH BOUNDARY OF LOT 16 TO THE WEST BOUNDARY OF LOT 15 AND NORTH 171.54 FEET TO BEGINNING, BLOCK 3, W.E. HAMNER'S FOREST ACRES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, 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 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGIN AT THIS NORTHWEST CORNER OF SAID LOT 16, RUN THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 23.91 FEET;</p>

THENCE SOUTHWESTERLY 37.76 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT, SAID POINT LYING 28.97 FEET SOUTHERLY OF SAID NORTHWEST CORNER; RUN THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY 28.97 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 816 WEST COUNTRY CLUB, TAMPA, FL 33612

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger 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 after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

This notice is provided pursuant to Administrative Order No. 2010-08

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

WITNESS my hand and the seal of this Court this 28 day of May, 2025.

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

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
June 6, 13, 2025 25-01624H

SUBSEQUENT INSERTIONS

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 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. CRISPAN J. ATKINS A/K/A CRISJ ATKINS, STEPHANIE ATKINS A/K/A STEPHANIE R. ATKINS, COPPER RIDGE/BRANDON HOMEOWNERS ASSOCIATION, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMEFIELD FINANCIAL, INC., AMERICAN EXPRESS CENTURIUM BANK, NICHOLAS FINANCIAL, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on November 14, 2019, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 10, BLOCK D, COOPER RIDGE TRACT G1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH</p>

COUNTY, FLORIDA.
and commonly known as: 1209 JOLLEY COURT, VALRICO, FL 33594; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on July 21, 2025 at 10:00 AM.

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

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

Dated: May 27, 2025
By: /s/ George Zamora
George Zamora
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/1805870/jms2
May 30; Jun. 6, 2025 25-01536H

SUBSEQUENT INSERTIONS

SECOND INSERTION
<p>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 E.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</p>

SECOND INSERTION
<p>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 property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01547H</p>

THIRD INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 25-CA-000209 PAWNEE LEASING CORPORATION, Plaintiff, vs. SHAMMY @SHINE INC., d/b/a FLORIDA SUPER WASH, a/k/a FLORIDA CAR WASH, and STEPHEN BULBOFF, Defendants. To: Stephen Bulboff 10070 Gibsonton Drive Riverview, FL 33578 YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 6/24/2025 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602.</p>

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.
WITNESS my hand the seal of this Court on this 19 day of May, 2025.
VICTOR CRIST
Clerk of the Court
(SEAL) BY: JENNIFER TAYLOR
Deputy Clerk

Attorney for Plaintiff:
SOLOVE LAW FIRM, P.A.
Robert A. Solove, Esq.
PO Box 560608
Miami, Florida 33256
Tel. (305) 612-0800
Primary E-mail: service@solovelawfirm.com
Secondary E-mail: robert@solovelawfirm.com
PAW-4398
May 23, 30; Jun. 6, 13, 2025 25-01502H

FOURTH INSERTION
<p>Public Notice Effective April 16, 2025, Michael Cromer, MD, will no longer be practicing medicine at WellMed.</p> <p>Patients of Dr. Cromer may continue care at WellMed at Linebaugh.</p> <p>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</p>

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

SECOND INSERTION
<p>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 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 25-01545H</p>

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

SECOND INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1462440000 File No.: 2025-408 Certificate No.: 2022 / 11957 Year of Issuance: 2022 Description of Property: SULPHUR SPRINGS ADDITION LOT 6 AND W 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 7 PLAT BK / PG: 6 / 5 SEC - TWP - RGE: 19 - 28 - 19 Name(s) in which assessed: SAMER QADER ABDEL RAZZAK QADER All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be 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 25-01546H</p>

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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1/2025/6/13

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-003338 (Div. G)
PARCEL: 122, 707, 717, 800
STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, Petitioner, -vs- FAIRWAY WESTSHORE OWNER, LLC, a Delaware limited liability company, f/k/a AG-EREP WESTSHORE OWNER, LLC, a Delaware limited liability company; CIBC BANK USA, INC., a Illinois corporation f/k/a CANADIAN IMPERIAL BANK OF COMMERCE, a Canadian banking corporation; AMSCOT CORPORATION, a Florida corporation; SPINUTECH, LLC, a Delaware limited liability company; BOHLER ENGINEERING FL, LLC, a Florida limited liability company; FEDERATED MUTUAL INSURANCE COMPANY, a Minnesota corporation; HEIDRICK & STRUGGLES, INC, a Delaware corporation; NATIONAL GENERAL MANAGEMENT CORP., a Delaware corporation; PITNEY BOWES, INC., a Delaware corporation; REDFIN CORPORATION, a Delaware corporation; UNITED INVESTEXUSA 9, LLC, a Texas limited liability company d/b/a NEW WESTERN; BAILEY ENTERPRISE HOLDINGS, INC., a Florida Corporation d/b/a THE BAILEY GROUP, RxADVANCE CORPORATION, a Delaware corporation d/b/a NIRVANA HEALTH; THUMBSTOPPER, LLC, a Florida limited liability company; FORWARD SETTLEMENT SOLUTIONS, INC. d/b/a TITILE FORWARD, a Washington State corporation; HILLSBOROUGH COUNTY TAX COLLECTOR; AND ALL UNKNOWN PARTIES THAT MAY HAVE AN INTEREST IN PARCELS 122/707/717/800 Defendants.
THE STATE OF FLORIDA: Fairway Westshore Owner, LLC, a Delaware limited liability company f/k/a AG-EREP Westshore Owner, LLC, a Delaware limited liability company
Serve: Prineet D. Sharma, Esq., as attorney 3732 Winter Garden Vineland Road Winter Garden, FL 34787
CIBC Bank USA, Inc., an Illinois corporation f/k/a Canadian Imperial Bank of Commerce, a Canadian Banking corporation
Serve: CT Corporation System as registered agent 1200 South Pine Island Road Plantation, FL 33324
Amscot Financial, Inc., a Florida corporation
Serve: Ian MacKechnie , as registered agent 600 N Westshore Blvd, Suite 1200 Tampa, FL 33609
Bailey Enterprise Holdings, Inc., a Florida corporation d/b/a The Bailey Group
Serve: Charles Bailey, President, as registered agent 600 N. Westshore Blvd., Suite 710 Tampa, FL 33609
Bohler Engineering FL, LLC, a Florida limited liability company
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301
Federated Mutual Insurance Company, a Minnesota corporation
Serve: Chief Financial Officer, as registered agent PO Box 6200 (32314-6200) 200 E Gaines St Tallahassee, FL 32399
Forward Settlement Solutions, Inc. d/b/a Title Forward, a Washington

State corporation
Serve: Legalcinc Corporate Services Inc., as registered agent 476 Riverside Avenue Jacksonville, FL 32202
Heidrick & Struggles, Inc., a Delaware corporation
Serve: CT Corporation System, as registered agent 1200 South Pine Island Road Plantation, FL 33324
National General Management Corp., a Delaware corporation
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301-2525
Pitney Bowes, Inc., a Delaware corporation
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301-2525
Redfin Corporation, a Delaware corporation
Serve: Legalcinc Corporate Services, Inc, as registered agent 476 Riverside Avenue Jacksonville, FL 32302
RxAdvance Corporation, a Delaware corporation d/b/a Nirvana Health
Serve: Corporation Service Company, as registered agent 1201 Hays Street Tallahassee, FL 32301-2525
Spinutech, LLC, a Delaware Corporation
Serve: Harvard Business Services, Inc., as registered agent 16192 Coastal Highway Lewes, DE 19958
Thumbstopper, LLC, a Florida limited liability company
Serve: Matthew Brown, CEO, as registered agent 600 N. Westshore Blvd., Suite 200 Tampa, FL 33609
United Investexusa 9, LLC, a Texas limited liability company d/b/a New Western
Serve: Capitol Corporate Services, Inc., as registered agent 515 East Park Avenue, 2nd Floor Tallahassee, FL 32301
All unknown parties that may have an interest in Parcels 122/707/717/800
Serve: Via Publication
Hillsborough County Tax Collector
Serve: Nancy C. Millan or her designee 2506 N. Falkenburg Road Tampa, FL 33619
To all said defendants who are living and all defendants who are deceased, if any, and the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under or against any such deceased defendant or defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:
WPIS 412531 2 STATE ROAD 93 HILLSBOROUGH COUNTY DESCRIPTION
PARCEL 122
FEE SIMPLE RIGHT OF WAY
A portion of Lots 1 and 2, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, and a portion of the North 1/2 of Lemon Street per vacation by City Ordinance Number 4855-A, recorded in Official Record Book 2157, Page 195, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 16 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as

recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10190-2407; thence continue S00°51'21"W, along said Limited Access right of way line, same also being the East line of the West 1/2 of said Lot 1, Block 12, a distance of 133.07 feet to a point on a curve concave Southeasterly having a central angle of 00°51'50", a radius of 1959.86 feet and a chord bearing and distance of S69°57'49"W, 29.55 feet; thence Southwesterly along said curve and Limited Access right of way line, 29.55 feet to the POINT OF BEGINNING; thence continue along said curve having a central angle of 04°14'31", a radius of 1959.86 feet and a chord bearing and distance of S67°24'39"W, 145.07 feet, thence Southwesterly along said curve and Limited Access right of way line, 145.10 feet to the end of said curve; thence S63°04'06"W, along said Limited Access right of way line, 12.42 feet; thence N00°48'09"E, 36.79 feet to a point on a curve concave Southerly having a central angle of 01°14'17", a radius of 6783.50 feet and a chord bearing and distance of N80°21'03"E, 146.57 feet; thence Easterly along said curve 146.57 feet to the said POINT OF BEGINNING. Containing 2,492 square feet, more or less.
WPIS 412531 2 STATE ROAD 93 HILLSBOROUGH COUNTY DESCRIPTION
PARCEL 707
NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT
A portion of Lots 1 and 2, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, and a portion of the North 1/2 of Lemon Street per vacation by City Ordinance Number 4855-A, recorded in Official Record Book 2157, Page 195, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (In-

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 TEMPORARY CONSTRUCTION EASEMENT
A portion of Lot 1, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10190-2407; thence continue S00°51'21"W, along said Limited Access right of way line, same also being the East line of the West 1/2 of said Lot 1, Block 12, a distance of 133.07 feet to a point on a curve concave South-easterly 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 South-erly having a central angle of 00°05'39", a radius of 6783.50 feet and a chord bearing and distance of S80°55'22"W, 11.16 feet; thence Westerly along said curve, 11.16 feet; thence N09°07'28"W, 8.00 feet to a point on a curve concave Southeasterly having a central angle of 00°05'24", a radius of 6791.50 feet and a chord bearing and distance of S80°49'50"W, 10.66 feet; thence Westerly along said curve, 10.66 feet to the POINT OF BEGINNING; thence continue Westerly along said curve having a central angle of 00°07'36", a radius of 6791.50 feet and a chord bearing and distance of S80°43'21"W, 15.00 feet; thence Westerly along said curve, 15.00 feet; thence N09°16'39"W, 12.00 feet; thence N80°43'21"E, 15.00 feet; thence S09°16'39"E, 12.00 feet to the said POINT OF BEGINNING. Containing 180 square feet, more or less.
The purpose of this non-exclusive Temporary Construction Easement is for constructing a sanitary sewer manhole in line with the existing buried utility. This easement shall expire five (5) years from the Order of Taking Deposit or completion of the project, whichever occurs first.
WPIS 412531 2 STATE ROAD 93 HILLSBOROUGH COUNTY DESCRIPTION
PARCEL 800
NON-EXCLUSIVE PERMANENT CONSTRUCTION EASEMENT which includes a NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT
A portion of Lots 1 and 2, Block 12, TAMPANIA, as recorded in Plat Book 8, Page 71, Public Records of Hillsborough County, Florida, and a portion of the North 1/2 of Lemon Street per vacation by City Ordinance Number 4855-A, recorded in Official Record Book 2157, Page 195, Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of Section 20, Township 29 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
COMMENCE at a 5/8" Iron Rod and Cap "PBSJ LB 24" marking the intersection of the West line of WHITE ESTATES, as recorded in Plat Book 19, Page 28, Public Records of Hillsborough County, Florida, with the South right of way line of Cypress Street per City of Tampa File No. E-20-2A R/W; thence S00°51'21"W, along the West line of said WHITE ESTATES, 410.84 feet to the Southwest corner of Lot 9, said WHITE ESTATES and the Northerly existing Limited Access right of way line of State Road 93 (Interstate 275) per Florida Department of Transportation Section 10190-2407; thence continue S00°51'21"W, along said Limited Access right of way line, same also being the East line of the West 1/2 of said Lot 1, Block 12, a distance of 133.07 feet to a

point on a curve concave South-easterly 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 South-erly having a central angle of 00°05'39", a radius of 6783.50 feet and a chord bearing and distance of S80°55'22"W, 11.16 feet; thence Westerly along said curve, 11.16 feet to the POINT OF BEGINNING; thence continue along said curve having a central angle of 01°08'38", a radius of 6783.50 feet and a chord bearing and distance of S80°18'13"W, 135.41 feet; thence Westerly along said curve, 135.42 feet; thence N00°48'09"E, 8.15 feet to a point on a curve concave Southerly having a central angle of 01°07'50", a radius of 6791.50 feet and a chord bearing and distance of N80°18'37"E, 134.01 feet; thence Easterly along said curve, 134.01 feet; thence S09°07'28"E, 8.00 feet to the said POINT OF BEGINNING.
You are each noticed that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as defendants, seeking to condemn by eminent domain proceedings the above-described property located in the State of Florida, County of Hillsborough. You are further notified that the Petitioner will apply to the Honorable Christopher C. Nash one of the Judges of this Court on the 24th day of June 2025, at 2:00 p.m., or as soon thereafter as the matter can be heard via Zoom; Zoom link: <https://zoom.us/j/4812642204>; Meeting ID: 481 264 2204, for an Order of Taking in this cause. All respondents to this suit may request a hearing at the time and place designated and be heard. Any respondent failing to file a request for hearing shall waive any right to object to the Order of Taking.
Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:
James R. Lussier
Florida Bar No.: 362735
James.Lussier@Dinsmore.com
Yesenia.Labrador@Dinsmore.com
Dinsmore & Shohl LLP
225 E. Robinson St., Suite 600
Orlando, Florida 32801
Telephone: (407) 425-9044
Counsel for Petitioner
on or before June 13, 2025, and to file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, who the property should not be condemned for the uses and purposes set forth in the Petition. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.
If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.
WITNESS MY HAND AND SEAL of said Court on the 8th day of May, 2025.
VICTOR CRIST
CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR
Deputy Clerk
May 30; Jun. 6, 2025 25-01513H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION
Case No.: 23-CA-014698
Division: K
STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RICKEYSHA JOHNTTEES COBB; UNKNOWN SPOUSE OF RICKEYSHA JOHNTTEES COBB; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants,
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 05/14/2025, entered in Case No. 23-CA-014698 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., is the Plaintiff, and RICKEYSHA JOHNTTEES COBB, et al., are the Defendants, VICTOR D. CRIST, Clerk of Court of HILLSBOROUGH County, will sell to the highest and best bidder for cash online via the internet at <http://www.hillsborough.realforeclose.com> at 10:00 AM, on September 16th, 2025 for the following described property as set forth in said Final Judgment:
Lot 11, in Block 38 of Ayersworth Glen Phase 3C, according to the

plat thereof, as recorded in Plat Book 129, Page 143, of the Public Records of Hillsborough County, Florida.
Folio: 077952-7102
a.k.a. 14832 Crescent Rock Dr
PIN: U-29-31-20-ASD-000038-0001.0
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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-06422
EQUITY TRUST COMPANY, CUSTODIAN F.B.O. LEONARD H. MARKS IRS Plaintiff, vs. Antillas Group Inc. Defendants,
NOTICE IS HEREBY GIVEN, pursuant to an order entered by this Court in this cause on May 27, 2025 in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of the Circuit Court will sell all the property situated in Hillsborough County, Florida described as:
LOT 14, BLOCK 28, CLAIRMEL CITY UNIT NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 15 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 7404 Patri-cian Place, Tampa, Florida 33619
including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.hillsborough.realforeclose.com,

on June 30, 2025 at 10:00 a.m. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale.
IMPORTANT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated in Hillsborough County, Florida on this 27th day of May 2025.
By: /s/Sergio A Florez
[] Leonard H. Marks, Esq. - FBN 366862
x Sergio A. Florez, Esq. - FBN 118666
8870 N. Himes Avenue, PO Box 301 Tampa, Fl 33614
(813) 495-5429
(813) 385-1620
Lmarks813@gmail.com
Sergioalflorez@gmail.com
Attorneys for Plaintiff
May 30; Jun. 6, 2025 25-01556H

SAVE TIME

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V15

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.

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. May 30; Jun. 6, 2025			25-01517H

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-OPTI TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPTI, Plaintiff, vs. UNKNOWN HEIRS OF GLORIA JEAN FUERTES, ET AL. Defendants To the following Defendant(s): UNKNOWN HEIRS OF GLORIA JEAN FUERTES (CURRENT RESIDENCE UNKNOWN) Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE WEST 50 FEET OF LOT 3 IN BLOCK 3 OF ELIZABETH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 906 15TH AVE EAST, TAMPA FL 33605 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before June 26, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. WITNESS my hand and the seal of this Court this 21st day of May, 2025. Victor D. Crist HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By Mustafa Divan As Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH20542-25/cam May 30; Jun. 6, 2025 25-01532H			

SECOND INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-004298 DIVISION: G RF – SECTION II DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC3, Plaintiff, vs. UNKNOWN HEIRS OF MYRTELINA RIVERA, ET AL. Defendants To the following Defendant(s): EDUARDO LUIS RIVERA, JR. A/K/A EDWARD L. RIVERA (CURRENT RESIDENCE UNKNOWN) Last Known Address: 1227 SE 19TH ST., OCALA, FL 34471 5417 Additional Address: 368 NORTHEAST 43RD COURT, OCALA , FL 34470 Additional Address: 4612 N EBONY STREET APT 4, PHARR, TX 78577 EDGAR JOHN RIVERA A/K/A EDGAR RIVERA (CURRENT RESIDENCE UNKNOWN) Last Known Address: 1612 DOGWOOD FLOWER LN APT 103, RUSKIN, FL 33573 Additional Address: 305 CAMPUS DRIVE, RUSKIN, FL 33570 Additional Address: 1423 MURILLO LOOP, RUSKIN, FL 33570 4914 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 20, BLOCK 3, OF RUSKIN GROWERS SUBDIVISION UNIT # 3A, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 1427 MURILLO LOOP, RUSKIN FL 33570 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness,			
Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before June 27, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. WITNESS my hand and the seal of this Court this 22nd day of May, 2025. Victor D. Crist HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By Mustafa Divan As Deputy Clerk J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH19367-24/cam May 30; Jun. 6, 2025 25-01531H			

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	
THIRD INSERTION	
Public Notice Effective June 13, 2025, Amanda Dailey, MD, will no longer be practicing medicine at WellMed. Patients of Dr. Dailey may continue care at WellMed at Apollo Beach. Patients can obtain copies of their medical records at: WellMed at Apollo Beach 415 Apollo Beach Blvd. Apollo Beach, FL 33572 Phone: 1-813-645-8494 Fax: 1-813-645-0912 May 23, 30; Jun. 6, 13, 2025 25-01459H	

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

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

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-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 CASE NO.: 25 CA 002525 Division B DONALD B. SWANSON, an individual, Plaintiff, v. MARIA A. SWANSON, an individual, and all claimants, persons, or parties, known or unknown, claiming by, through, under or against any one or more of the above-named defendants, or claiming to have any right, title, or interest in and to the land hereafter described, Defendants. TO: All others claiming by, through and under MARIA A. SWANSON, an individual. all claimants, persons, or parties, known or unknown, claiming by, through, under or against any one or more of the above-named defendants, or claiming to have any right, title, or interest in and to the land hereafter described YOU ARE NOTIFIED that an action to Quiet Title and Declaratory Judgment to the following real property located in Hillsborough County, Florida: LOT 3, BLOCK Z, RIVERBEND MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 1 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (Parcel Identification Number A-31-28-19-46R-Z00000-00003.0) (Address: 1505 E Diana St., Tampa, FL 33610) (the "Property")	
has been filed against you and you are required to serve a copy of your written defenses, if any, to the Plaintiff's Attorney, Andrew W. Rosin, Esq., 1900 Hillview Street, Sarasota, FL 34239, by 6/12/2025 or (30) days after the first date of publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED on this 7th day of May, 2025. Clerk of the Court, Victor D. Crist (SEAL) BY: JENNIFER TAYLOR As Deputy Clerk the Plaintiff's Attorney, Andrew W. Rosin, Esq., 1900 Hillview Street, Sarasota, FL 34239 May 16, 23, 30; Jun. 6, 2025 25-01383H	

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

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

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

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

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

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

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

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

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

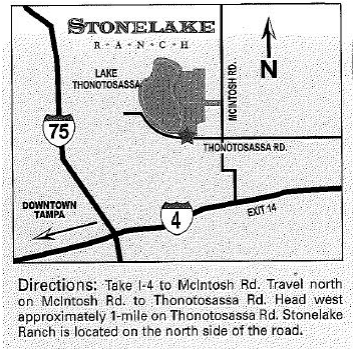
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

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

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

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



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

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

IV8267 VJA

TAX DEEDS

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 0509760100 File No.: 2025-406 Certificate No.: 2022 / 4715 Year of Issuance: 2022</p> <p>Description of Property: ALAFIA SUBDIVISION LOT 15 PLAT BK / PG: 14 / 28 SEC - TWP - RGE: 26 - 30 - 19</p> <p>Name(s) in which assessed: MARK ALLEN WILLIAMS</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01548H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 0325250050 File No.: 2025-403 Certificate No.: 2022 / 2524 Year of Issuance: 2022</p> <p>Description of Property: SUN CITY LOT 8 BLOCK 13 PLAT BK / PG: 17 / 21 SEC - TWP - RGE: 24 - 32 - 18</p> <p>Name(s) in which assessed: CAROL M ETCHISON</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01551H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 1580190000 File No.: 2025-401 Certificate No.: 2021 / 12604 Year of Issuance: 2021</p> <p>Description of Property: BONITA LOT 4 BLOCK 18 PLAT BK / PG: 2 / 71 SEC - TWP - RGE: 06 - 29 - 19</p> <p>Name(s) in which assessed: WORTHSHIRE GROUP LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01553H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 0509730000 File No.: 2025-405 Certificate No.: 2022 / 4713 Year of Issuance: 2022</p> <p>Description of Property: ALAFIA SUBDIVISION LOT 7 PLAT BK / PG: 14 / 28 SEC - TWP - RGE: 26 - 30 - 19</p> <p>Name(s) in which assessed: PAUL F SAVICH REAL ESTATE LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01549H</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 0504260100 File No.: 2025-404 Certificate No.: 2022 / 4648 Year of Issuance: 2022</p> <p>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</p> <p>Name(s) in which assessed: ESTATE OF NANCY ELIZABETH FISHER NANCY ELIZABETH FISHER</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01550H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 0032480000 File No.: 2025-397 Certificate No.: 2022 / 202 Year of Issuance: 2022</p> <p>Description of Property: TOWN OF CITRUS PARK LOT 8 BLOCK 19 PLAT BK / PG: 1 / 130 SEC - TWP - RGE: 02 - 28 - 17</p> <p>Name(s) in which assessed: ESTATE OF ALEXANDER GELINO ALEXANDER F GELINO</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01554H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 1467610000 File No.: 2025-402 Certificate No.: 2022 / 12015 Year of Issuance: 2022</p> <p>Description of Property: SULPHUR SPRINGS ADDITION LOT 8 AND W 5 FT CLOSED ALLEY ABUTTING ON E BLOCK 48 PLAT BK / PG: 6 / 5 SEC - TWP - RGE: 30 - 28 - 19</p> <p>Name(s) in which assessed: JACQUELINE THORNTON</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01552H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>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:</p> <p>Folio No.: 0347555218 File No.: 2025-394 Certificate No.: 2022 / 2812 Year of Issuance: 2022</p> <p>Description of Property: PALMAVISTA 1 A CONDOMINIUM BLDG 9 UNIT 901 PLAT BK / PG: 13 / 2 SEC - TWP - RGE: 33 - 27 - 19</p> <p>Name(s) in which assessed: SUSAN GAIL GOMBERT</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated 5/12/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025</p> <p>25-01555H</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION</p> <p>FILE NO. 25-CP-001406</p> <p>IN RE: ESTATE OF SALLY ANN ALLARD,</p> <p>a/k/a Sally A. Fontaine Allard,</p> <p>Deceased</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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</p>	<p>THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211.</p> <p>The date of first publication of this notice is May 30, 2025.</p> <p>Matthew W. Allard, Personal Representative PO Box 19266 Thorne Bay, AK 99919 William A. Lee, III, Esq., Attorney Florida Bar No. 245569 325-E Kennedy Memorial Dr. Unit 1, Waterville, ME 04901 Telephone: (207) 872-0112 May 30; Jun. 6, 2025</p> <p>25-01533H</p>	NOTICE TO CREDITORS <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>FILE NO. 25-CP-001311</p> <p>DIVISION A</p> <p>IN RE: ESTATE OF JACQUELYN JACKSON SMITH,</p> <p>DECEASED.</p> <p>The administration of the Estate of Jacquelyn Jackson Smith, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 301 North Michigan Street, Room 1071, Plant City, Florida 33563. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must</p>	<p>file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is May 30, 2025.</p> <p>Personal Representative: Robert Smith 6067 Bartram Village Drive Jacksonville, Florida 32258 Attorney for Personal Representative: Jaime Council Attorney for Petitioner Florida Bar Number: 0015951 Fisher, Tousey, Leas & Ball, P.A. 701 Market Street, Unit 109 St. Augustine, Florida 32095 Telephone: (904) 819-6959 E-Mail: jaimecouncil@fishertousey.com Secondary E-Mail: dab@fishertousey.com 2431986 May 30; Jun. 6, 2025</p> <p>25-01541H</p>

ESTATE

SECOND INSERTION
NOTICE TO CREDITORS <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 25-CP-001561</p> <p>IN RE: ESTATE OF DEBRA D. VITTE,</p> <p>Deceased.</p> <p>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.</p> <p>All creditors of the Decedent and other persons having claims or demands against the Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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,</p>

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

SECOND INSERTION
NOTICE TO CREDITORS <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>UCN: 292025CP000915A001HC</p> <p>FILE NO: 25-CP-000915</p> <p>IN RE: ESTATE OF BEVERLY DIANNE ALBEA LEAR,</p> <p>Deceased.</p> <p>The administration of the estate of BEVERLY DIANNE ALBEA LEAR, Deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 25-CP-000915, the address of which is: 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent, or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS</p>

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:
DOUGLAS R. KENNY
11414 Rustic Pine Court
Riverview, Florida 33569

MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail: mdbohlander@trenam.com
Secondary e-Mail: chopper@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
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