

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Panther Trace Community Development District

The Board of Supervisors (the “Board”) of the Panther Trace Community Development District (the “District”) will hold a public hearing and a meeting on July 22, 2025, at 7:30 p.m. at the Panther Trace Clubhouse, located at 12515 Bramfield Drive, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.mypanthertrace.net, or may be obtained by contacting the District Manager's office via email at bjeskewich@vestapropertryservices.com or via phone at (321) 263-0132 Ext. 398.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Barry Jeskewich, District Manager
June 20, 27, 2025 25-01779H

FIRST INSERTION
CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Channing Park Community Development District (“District”) will hold a public hearing on August 21, 2025, at 4:30 p.m. at Channing Park Recreation Center, 17358 Chelsea Downs Circle, Lithia, Florida 33547, for the purpose of hearing comments and objections on the adoption of the proposed budget (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Fiscal Year 2026”). A regular board meeting of the District will also be held at that 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, 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578, 813-533-2950 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://www.channingparkcdd.org/>.

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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Ruben Durand, District Manager
June 20, 27, 2025 25-01719H

FIRST INSERTION
NOTICE OF EMERGENCY MEETING FOR THE BOARD OF SUPERVISORS OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

The Highlands Community Development District held an emergency meeting on Monday, June 9, 2025, at 10:00 a.m., at the Highlands Community Center, located at The Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd. in Wimauma, Florida 33598. The meeting was necessary to address health, safety, and welfare issues related to the resurfacing of the District's swimming pool. All four members of the Board of Supervisors were present for the meeting.

This notice is published in accordance with applicable Florida law and the District's Rules of Procedure, and all actions taken by the Board of Supervisors at the emergency meeting will be ratified at their next regular meeting. A copy of draft minutes of the meeting may be obtained from the District Manager, at 313 Campus Street, Celebration, Florida 34747.

Kristee Cole, District Manager
June 20, 2025 25-01789H

FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of The Facilities Group National Division located at 217 N. Howard Avenue, Ste 200, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hillsborough, Florida, this 12th day of June, 2025.
EBM North Carolina Holdings, LLC
June 20, 2025 25-01757H

FIRST INSERTION
NOTICE OF PUBLIC SALE:
Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intentto sell these vehicles on 07/25/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.
JTDBL40E09J039617
2009 TOYT COROLLA BASE
WDDGF8AB9ER310099
2014 MERCEDES-BENZ C300 4 MATIC
3MYDLBJV7LY715495
2020 TOYOTA YARIS
2T1BU4EE1BC703687
2011 TOYOTA COROLLA BASE/S/LE
June 20, 2025 25-01790H

FIRST INSERTION
BELMONT 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 Belmont Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: July 30, 2025
TIME: 10:00 AM
LOCATION: Vista Palms Clubhouse
5019 Grist Mill Court
Wimauma, Florida 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, (813) 344-4844 (“District Manager's Office”), during normal business hours, or by visiting the District’s website at <https://www.belmontcdd.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.

Jason Greenwood, District Manager
June 20, 2025 25-01720H

FIRST INSERTION
NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE PALM BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “Board”) of the Palm Bay Community Development District (the “District”) will hold a public hearing and a meeting on Thursday, July 10, 2025, at 9:00 a.m. at the Courtyard by Marriott Tampa/Oldsmar located at 4014 Tampa Road, Oldsmar, Florida 34677.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.palmbaycdd.net or may be obtained by contacting the District Manager's office via email at adamsc@whhassociates.com or via phone at (561) 571-0010 or Toll Free 1-(877) 276-0889.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Chesley “Chuck” Adams, District Manager
June 20, 2025 25-01721H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 CRES mobile home bearing vehicle identification number 14603424A and 14603424B and all personal items located inside the mobile home. Last Tenant: Kelsey Anne Summers. Sale to be held at: Paradise Village MHC, LLC, 9304 Paradise Drive, Tampa, Florida 33610, (813) 621-2392.
June 20, 27, 2025 25-01771H

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 DS Synergy Holdings located at 15903 Country Place in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of June, 2025.
Sara Marie Benson
June 20, 2025 25-01727H

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Reliable Plumbing Clearwater, LLC will engage in business under the fictitious name MR. ROOTER PLUMBING OF BRANDON, with a physical address 249 78th St., Tampa, FL 33619, and will register the name mentioned above with the Florida Department of State, Division of Corporations.
June 20, 2025 25-01772H

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that ANEL HENNING will engage in business under the fictitious name LOGIKA CODERS, with a physical address 4520 S CLARK AVE TAMPA, FL 33611, with a mailing address 4520 S CLARK AVE TAMPA, FL 33611, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 20, 2025 25-01742H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Hawk's Point Community Development District

The Board of Supervisors (the “Board”) of the Hawk's Point Community Development District (the “District”) will hold a public hearing and a meeting on July 15, 2025, at 5:30 p.m. at the Hawks Point Clubhouse, 1223 Oak Pond Street, Ruskin, Florida 33570.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.hawkspointcdd.org, or may be obtained by contacting the District Manager's office via email at bjeskewich@vestapropertryservices.com or via phone at (321) 263-0132 Ext. 398.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Unit Type	Unit Count	ERU	Proposed O&M Assessment
Small Townhome	321	1.00	\$673.06
Large Townhome	326	1.00	\$673.06
40’ Single Family	108	1.00	\$673.06
50’ Single Family	80	1.00	\$673.06

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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



Barry Jeskewich, District Manager
June 20, 2025 25-01778H

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

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on July 10, 2025, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

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

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

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

Ruben Durand, District Manager
June 20, 2025 25-01718H

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
New Port-Tampa Bay Community Development District

The Board of Supervisors (the “**Board**”) of the New Port-Tampa Bay Community Development District (the “**District**”) will hold a public hearing and a meeting on Thursday, July 10, 2025, at 11:00 a.m. at the Offices of Straley Robin Vericker located at 1510 W. Cleveland Street, Tampa, Florida 33606.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting www.newporttampabaycdd.com, or may be obtained by contacting the District Manager’s office via email at gaarlandtj@pfm.com or via phone at (407) 723-5900.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Planned Unit Type	Number of Planned Units	Total ERUs	Proposed Annual O&M Assessment per ERU (October 1, 2023 – September 30, 2024)
Multi-Family Units in Phase 1 Lot 3	396	396	\$77.34
TH Units in Phase 1 Lot 4	613	613	\$77.34
Platted, Retail (1)	8.485909091	8.485909091	\$77.34
Planned Tower 2 and 3, TH Units	272	272	\$77.34
Unplatted, Acres	2.86	2.86	\$77.34
	1,292.35	1,292	

(1) Each unit for these commercial categories equals 2,200 square feet of space.

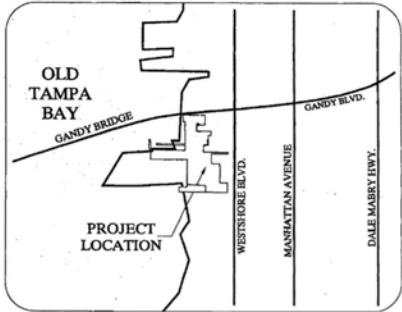
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

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



VICINITY MAP
SECTION 8, TOWNSHIP 30, RANGE 18
CITY OF TAMPA, FLORIDA

Jane Gaarlandt, District Manager
June 20, 2025

25-01722H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JULY 28, 2025

AMERIGO AUTO CARE
1317 E HILLSBOROUGH AVE
2016 DODG 1C4RDHAG0G430108
\$8,472.03
ROUTE 60 AUTOMOBILE REPAIR
3250 E STATE ROAD 60
2012 FORD 1FMHK7D82CGA99000
\$7,104.76
June 20, 2025 25-01766H

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 Madimorphosis Art Studio located at 10916 Trotwood Dr. in the City of Riverview, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 17th day of June, 2025.
Madison Coker
June 20, 2025 25-01762H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of CSI International located at 217 N. Howard Avenue, Ste 200, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hillsborough, Florida, this 12th day of June, 2025.
EBM North Carolina Holdings, LLC
June 20, 2025 25-01756H

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 07/11/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 VAND mobile home bearing vehicle identification number 4JV6012P2N6760 and all personal items located inside the mobile home. Last Tenant: Norberto Garcia, Genoveva Baro Martinez, and Manuel Garcia Armas. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.
June 20, 27, 2025 25-01770H

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 Sling It Transport located at 8007 Deerwood Circle, in the County of Hillsborough, in the City of Tampa, Florida 33610 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 14th day of June, 2025.
LGS VENDING SERVICES LLC
June 20, 2025 25-01751H

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 Lemonade Doodles located at PO Box 842 in the City of Gibsonton, Hillsborough County, FL 33534 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of June, 2025.
Kristin Lemonde
June 20, 2025 25-01760H

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Hawkstone Community Development District (the “**District**”) will hold a public hearing and a meeting on July 23, 2025, at 3:30 p.m. at the Office of Rizzetta & Company Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting www.hawkstonecdd.org/, or may be obtained by contacting the District Manager’s office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Total # of Units	Proposed O&M Assessment (including collection costs / early payment discounts)
Assessment Area 1		
Single Family 40’	62	\$1199.44
Single Family 50’	112	\$1,499.30
Single Family 60’	117	\$1,799.16
Assessment Area 2		
Single Family 60’	4	\$1,799.16
Single Family 70’	64	\$2099.02
Assessment Area 3		
Single Family 50’	192	\$1,499.30
Single Family 60’	15	\$1,799.16
Single Family 70’	52	\$2,099.02
Assessment Area 4		
Single Family 40’	122	\$1,199.44
Single Family 50’	185	\$1,499.30
Single Family 60’	122	\$1,799.16

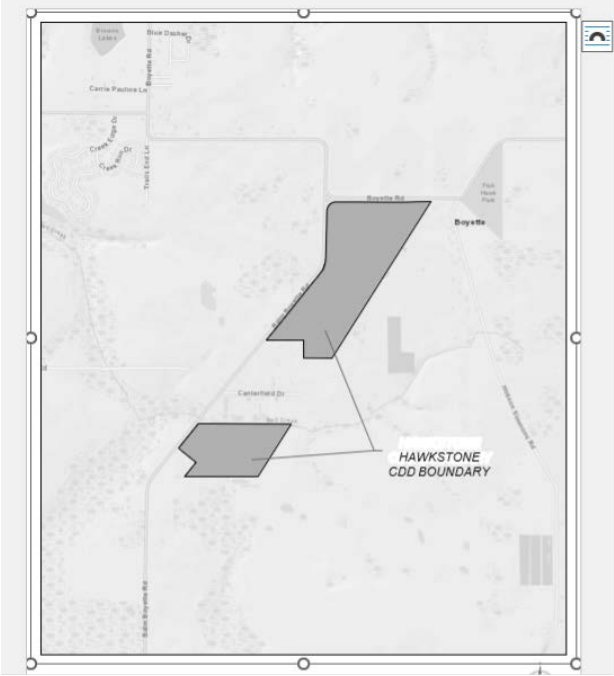
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

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



Stephanie DeLuna, District Manager
June 20, 2025

25-01738H

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 LexPair located at 8408 Benjamin Rd, in the County of Hillsborough, in the City of Tampa, Florida 33634 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 13th day of June, 2025.
NDQAH, LLC
June 20, 2025 25-01747H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Megan Manno will engage in business under the fictitious name Moods Travel Advisory, with a physical address 301 Harbour Place Dr. #912 Tampa, FLORIDA 33602, with a mailing address 301 Harbour Place Dr. #912 Tampa, FLORIDA 33602, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
June 20, 2025 25-01741H

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 Accessible Lending located at 4522 W Village Dr #6261 in the City of Tampa, Hillsborough County, FL 33624 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of June, 2025.
Rhonda Davis
Dynasty Legacy Solutions LLC
June 20, 2025 25-01752H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUIITE

Business Observer

UV20173_V23

--- PUBLIC SALES ---

FIRST INSERTION	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 Puddle Pools located at 5281 69th Street East, PMB# 117 in the City of Palmetto, Hillsborough County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of June, 2025. Lewis Family Home Services LLC Aaron Lewis June 20, 2025	25-01787H

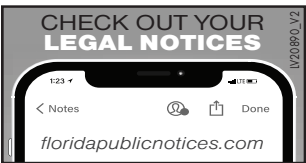
FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that VISAQ, LLC, OWNER, desiring to engage in business under the fictitious name of HELIXAI located at 3225 MCLEOD DR, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 20, 2025	25-01739H

FIRST INSERTION	FIRST INSERTION
FICTITIOUS NAME NOTICE Notice is hereby given that THE NORTH AMERICAN FORMAL APAREL ASSOCIATION, INC., owner, desiring to engage in business under the fictitious name of "NORTH AMERICAN FORMAL APPAREL ASSOCIATION", located in Hillsborough County, Florida, intends to register the said names with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 20, 2025	25-01754H

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE: Notice is hereby given that on 7/18/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: FINAL TOUCH AUTO CARE LLC 3FTSW31F61MA65462 2001 FORD 1135.00 Tel: 813-697-1791 MV#: MV112615 Location: 217 SHERYL LYNN DR, BRANDON, FL 33510 / Name: FAST SERVICES FLORIDA LLC Insert 5N1AT2MT1FC852033 2015 NISS 4577.79 Tel: 813-697-1791 MV#: MV114300 Location: 803 W HILLSBOROUGH AVE TAMPA, FL 33603 / Name: FONTENANCY AUTO REPAIR LLC 2GNAXHEV8K6301734 2019 CHEV 7870.18 1V2BR2CA8RC508516 2024 VOLK 17426.46 Tel: 813-697-1791 MV#: MV112428 Location: 9808 BAY ST, TAMPA, FL 33635 / Name: INTERSTATE AUTO TRADERS INC WBAVM1C55EVW50439 2014 BMV 4678.58 3N1AB8BV-2LY227726 2020 NISS 6722.34 WDDSJ4EB2GN289151 2016 MERZ 7393.88 1F65F5KN7M0A18045 2021 FORD 18647.79 1F64F5KN5L0A14781 2020 FORD 18247.31 Tel: 813-697-1791 MV#: MV113526 Location: 7606 E. BROADWAY AVE TAMPA, FL 33619 / June 20, 2025	25-01767H

FIRST INSERTION	FIRST INSERTION
FICTITIOUS NAME NOTICE Notice is hereby given that IBIS HEALTHCARE, INC., owner, desiring to engage in business under the fictitious names of "GRACEPOINT" and "COVE BEHAVIORAL HEALTH", located in Hillsborough County, Florida, intends to register the said names with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes, effective as of July 1, 2025. June 20, 2025	25-01755H

FIRST INSERTION	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 Jac's Nailing It, located at 4110 Highland Park Circle, in the City of Lutz, County of Hillsborough, State of FL, 33558, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 17 of June, 2025. JACLYN ENTERPRISES LLC 4110 Highland Park Circle Lutz, FL 33558 June 20, 2025	25-01761H



FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that the undersigned pursuant to "Fictitious Name Statute" Chapter 865.009 Florida Statutes, will register with the Division of Corporations, State of Florida, the fictitious name to-wit: Darrell Durham Real Estate Under which I am engaged in business at the address that the party business interest in said enterprise is as follows: 109 Susan Drive, Seffner, FL 33584 Dated at 06/18/2025 in Hillsborough County, Florida June 20, 2025	25-01786H

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice Is hereby Given that Self Storage Ventures Westchase, LLC, 12690 Race Track Rd, Tampa, FL 33626, desiring to engage in business under the fictitious name of Cubesmart 5196, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. June 20, 2025	25-01777H

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that CNA LANGUAGE SCHOOL TAMPA LLC, OWNER, desiring to engage in business under the fictitious name of MILA TAMPA located at 7823 N DALE MABRY HWY STE 200, TAMPA, FLORIDA 33614 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 20, 2025	25-01740H

FIRST INSERTION	FIRST INSERTION
Notice of Public Sale Notice is hereby given that on July 24th, 2025 at 10:00 AM the following vehicle may be sold at public sale for cash for the amount owed on each vehicle to satisfy the lien for repairs, services, storage charges, and any administrative fees allowed pursuant to Florida Statute 713.585. As is. Where is. Title is not guaranteed. CASE: 43859 2019 HOND VIN: 2HGFC2F66KH541143 Lienor information & Sale Location: SANTANA'S TIRES 2.0 LLC. MV114194 8212 Sheldon Rd. Tampa,FL 33615 Ph:813-331-7763 Total Lien \$ 12500.00 The customer/owner or any other person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer/owner or any other person claiming an interest, or a lien has a right to file for a hearing prior to the date of sale with the clerk of the courts in the Hillsborough County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale Owner/Lienholder may recover the vehicle without instituting judicial proceedings by posting a bond as per 559.917 F.S. Net proceeds in excess of lien amount will be deposited with the clerk of courts pursuant to 713.585 FS June 20, 2025	25-01783H

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Hillsborough County, FL: Notice is hereby given pursuant to the "Fictitious Name Act" Section 865.09, FL Statutes, that A.C. Procurement Advisors, LLC will register with the Division of Corporations/Dept. of State for the State of FL the following fictious name: A.C. Travel Advisors, upon receipt of proof of publication. June 20, 2025	25-01776H

FIRST INSERTION	FIRST INSERTION
NOTICE OF PUBLIC SALE The following personal property of HARRY LEGATES, if deceased any unknown heirs or assigns, MARJORIE LEGATES, if deceased any unknown heirs or assigns, and KEVIN ALBERT, if deceased any unknown heirs or assigns, will, on July 2, 2025, at 10:00 a.m., at 3503 Berry Bend Road, Lot #308, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1989 GLEN MOBILE HOME, VIN: FLFLK79A08549GL, TITLE NO.: 0047623409, and VIN: FLFLK79B08549GL TITLE NO.: 0047623413 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3615) June 20, 2025	25-01737H

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-003385 Division: R

IN RE: THE MATTER OF PAULINA DANIEL, Petitioner/Mother, and IVAN ORDONEZ AGUILAR, Respondent/Father.
TO: IVAN ORDONEZ AGUILAR
YOU ARE HEREBY NOTIFIED that a Petition to Establish Parenting Plan by Publication/Posting and for Related Relief 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 7/17/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. Clerk of Court Address is 800 E. Twiggs St., Room 101, 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 11 day of June, 2025.
Clerk Name: VICTOR D. CRIST
As clerk, Circuit Court Hillsborough County, Florida (Circuit Court 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
Jun. 20, 27; Jul. 4, 11, 2025
25-01783H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001493 IN RE: ESTATE OF CHARLES DEAN MARTIN, Deceased.

The administration of the estate of CHARLES DEAN MARTIN, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33606. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: June 20, 2025.
KEVIN MARTIN
Personal Representative
14610 Rannoch Moor Place
Wimauma, FL 33598
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
June 20, 2025

25-01750H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-001385 IN RE: ESTATE OF JOHN CARLOS ISDITH, DECEASED.

The administration of the Estate of John Carlos Isdith, deceased, whose date of death was 12/10/2024, Case Number 25-CP-001385, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;
The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is the 20 day of June 2025.

Personal Representative:
Eva Lucia Da Costa,
4217 Sandy Shores Dr
Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ.
Florida Bar Number: 1031888
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachae@elizabethdevolder.com
casemanager@elizabethdevolder.com
June 20, 27, 2025

25-01724H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001835 Division: W In Re: The Estate of VIVECA HOLT, Deceased.

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

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

All other creditors of the decedent and other persons having claims or demands against 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
CAITLIN HOLT
12717 Knights Griffin Rd
THONOTOSASSA, Florida 33592
Attorney for Personal Representative: Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail: michael@mytampalawgroup.com
June 20, 27, 2025

25-01764H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-001141 Division B IN RE: ESTATE OF DENNIS AUGUST D'AMICO, a/k/a DENNIS A. D'AMICO, Deceased.

The administration of the estate of Dennis August D'Amico, a/k/a Dennis A. D'Amico, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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-001888 DIVISION: A IN RE: The Estate of HAZEL SUMMERS AMERSON, A/K/A HAZEL AMERSON Deceased.

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

The administration of the estate of HAZEL SUMMERS AMERSON A/K/A HAZEL AMERSON, deceased, whose date of death was April 24, 2025, and whose social security number is XXX-XX-7833, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA File No. 24-CP-003018 Division A IN RE: ESTATE OF HARRY NORRIS WIGGINS, JR. Deceased.
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The administration of the estate of Harry Norris Wiggins, Jr., deceased, whose date of death was June 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Laurie M. Pung
S95W13338 St. Andrews Drive
Muskego, WI 53150
Attorney for Personal Representative: Sabrina L. Casagrande, Esq.
Attorney for Personal Representative
Florida Bar Number: 107163
Stross Law Firm, P.A.
1801 Pepper Tree Drive
Oldsmar, FL 34677
Telephone: (813) 852-6500
Fax: (813) 852-6450
E-Mail: scasagrande@strosslaw.com
Secondary E-Mail: vadams@strosslaw.com
June 20, 27, 2025

25-01768H

file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this Notice is June 20, 2025.

/s/ **Lisa L. Ash**
LISA L. ASH,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
June 20, 27, 2025

25-01736H

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
/s/ Timothy Wiggins
Timothy Dale Wiggins
37 Laurence Drive
Clifton Park, New York 12065
Attorney for Personal Representative: /s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard, Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail: eservice@attorneywalton.com
June 20, 27, 2025

25-01749H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA,
PROBATE DIVISION
File No. 25-CP-001755
Division B
IN RE: ESTATE OF
WENDY G. HUNT,
Deceased.

The administration of the estate of Wendy G. Hunt, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Room 101, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Roxanne C. Raphael
488 NE 18th St. Unit 2112
Miami, Florida 33132

Attorney for Personal Representative:
Stephan L. Cohen, Esq.
Florida Bar Number: 110738
2401 Collins Avenue, Suite 1704
Miami Beach, Florida 33140
Telephone: (305) 673-3333
E-Mail: stephancohen@aol.com
June 20, 27, 2025 25-01732H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001731
IN RE: ESTATE OF
SHIRLEY ANN SPENCE,
Deceased.

The administration of the estate of SHIRLEY ANN SPENCE, Deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

SHARON HAMILTON,
Personal Representative

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
jennifer@srblawyers.com
June 20, 27, 2025 25-01725H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001896
IN RE: ESTATE OF
JAMES OTTO PATTERSON,
Deceased.

The administration of the estate of JAMES OTTO PATTERSON, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 20, 2025.

KATHLEEN PATTERSON LOPEZ
Personal Representative

3324 W. Sevilla Cir.
Tampa, FL 33629
JAMES MICHAEL PATTERSON
Personal Representative
601 Belmont Ave. E. Apt. B11
Seattle, WA 98102

Ashley G. Friedrich, Esq.
Attorney for Personal Representatives
Florida Bar No. 1007955
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: afriedrich@hnh-law.com
June 20, 27, 2025 25-01726H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
FLORIDA PROBATE DIVISION
File No. 2025 CP001762
Division : A
IN RE: ESTATE OF
LARRY LEE WRIGHT, SR
Deceased.

The administration of the estate of Larry Lee Wright, Sr., deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative
Larry L. Wright, Jr.

125 Gingerbread Place
Fayetteville, Georgia 30214
404-509-2950
Attorney for Personal Representative
Trimeshia L. Smiley, Esq.
FL Bar No. 0117566
The Probate Pro, a division of Darren Findling Law Firm, PLC
3300 W. Lake Mary Blvd, Suite 310
Lake Mary, Florida 32746
407-559-5480
Trimeshia@TheProbatePro.com
June 20, 27, 2025 25-01731H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001897
Division A
IN RE: ESTATE OF
JOAN LOUISE JANE
a/k/a JOAN L. JAYNE,
Deceased.

The administration of the estate of JOAN LOUISE JANE a/k/a JOAN L. JAYNE, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025

DIANE K. WOODYARD
Personal Representative

914 El Rancho Dr.
Sun City Center, FL 33573
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
June 20, 27, 2025 25-01735H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001639
Division A
IN RE: ESTATE OF
ROBERT NORTH,
a/k/a ROBERT J. NORTH
Deceased.

The administration of the estate of ROBERT NORTH, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
Lindsey North

784 45th Avenue Northeast
St. Petersburg, Florida 33703
Attorney for Personal Representative:
Lisa A. Hoppe, Esq.
Florida Bar Number: 902111
LISA A. HOPPE, P.A.
P.O. Box 17324
Clearwater, FL 33762
Telephone: (727) 327-7800;
Fax: (727) 498-6534
E-Mail: lhoppe@hoppelawgroup.com
Secondary E-Mail:
legalassistant@hoppelawgroup.com
June 20, 27, 2025 25-01775H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
CASE NUMBER: 25-CP-001879
IN RE: THE ESTATE OF
MARY ANNE POPPA,
Deceased.

The Administration of the Estate of MARY ANNE POPPA, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 25-CP-001879 the address of which is 800 Twiggs Street, Room 445 - Edgcomb Courthouse, Tampa, Florida 33602. The name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET

FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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 20, 2025

Justin C. Poppa, Sr.
Personal Representative
16122 Muirfield Drive
Odessa, FL 33556
/s/ Laura Bourne Burkhalter
LAURA BOURNE BURKHALTER,
ESQUIRE
FLORIDA BAR NO.: 410829
Laura Bourne Burkhalter, PA
403 SW 8th Street
Fort Lauderdale, FL 33315
Telephone: (954) 530-1043
Facsimile: (954) 573-6499
Primary Email: laura@lbbpa.net
Secondary Email: sierra@lbbpa.net
June 20, 27, 2025 25-01788H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 19-CA-008486
Freedom Mortgage Corporation,
Plaintiff, vs.
VIRGIL MOSLEY Jr., et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-008486 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and VIRGIL MOSLEY Jr.; THE SUMMIT AT FERN HILL COMMUNITY ASSOCIATION INC.; Unknown Tenant whose name is fictitious to account for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realforeclose.com>, beginning at 10:00 AM on the 13th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 76, OF FERN HILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TAX ID: U-30-30-20-A35-000000-00076.0

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

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

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

Dated this 10th day of June, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01872
June 20, 27, 2025 25-01748H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
File No. 24-CP-003750
Division A
IN RE: ESTATE OF
WILLIAM CRAVEN BASS
Deceased.

The administration of the estate of William Craven Bass, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is June 20, 2025.

Personal Representative:
/s/ Elizabeth B. Behrens
Elizabeth Behrens
11206 Mist Moor Court
Riverview, Florida 33589
Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard, Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
June 20, 27, 2025 25-01774H

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 24-CP-003783
Division: A
IN RE: ESTATE OF
DONNIE ELWYN WALKER,
Deceased,

The administration of the estate of DONNIE ELWYN WALKER, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 June 20, 2025.

Personal Representative:
DANIEL ERIC WALKER
4040 Forecast Drive
BRANDON, FL 33511
Attorney for Personal Representative:
/s/ G. Wrede Kirkpatrick
G. Wrede Kirkpatrick, Esq.
Florida Bar No. 984116
THE LAW OFFICE OF WREDE
Kirkpatrick, P.A.
12201 Kelp Lane
Riverview, FL 33569
Telephone: (813) 477-3132
Email:
Wrede@KirkpatrickLawOffice.com
June 20, 27, 2025 25-01764H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001858
IN RE: ESTATE OF
ANGELA MARIE VINCENT,
Deceased.

The administration of the estate of ANGELA MARIE VINCENT, Deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is June 20, 2025.

DONNA DENISCO,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
June 20, 27, 2025 25-01753H

FIRST INSERTION

NOTICE TO CREDITORS
25-CP-002070
Estate of
Roger Earl Mitchell,
deceased,

The administration of the Estate of Roger Earl Mitchell, deceased, whose date of death was April 28, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division A the case number of which is 25-CP-002070. 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 copyof this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

Personal Representative:
Madonna Mitchell
10053 Cedar Dune Dr
Tampa, Fl 33624-5092
Attorney for Personal Representative:
Omar A. Erchid, Esq.
ERCHID LAW PLLC
Florida Bar No. 1010955
203 N. Armenia Ave, #101
Tampa, Florida 33609
omar@erchidlaw.com
Office: (813) 631-7226
Fax: (813) 946-5101
June 20, 27, 2025 25-01769H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-004001
DIVISION: B
RF - SECTION I

PHH MORTGAGE CORPORATION,
Plaintiff, vs.
UNKNOWN HEIRS OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER; VICKI BOUTTE PIETRAS, ET AL.
Defendants
To the following Defendant(s):
UNKNOWN HEIRS OF DONALD WAYNE WEAVER A/K/A DONALD W. WEAVER
(CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that

FIRST INSERTION

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

CASE NO. 23-CA-012993
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs.
FEROL GROUP LLC, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2025, and entered in 23-CA-012993 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST AGGREGATION TRUST is the Plaintiff and FEROL GROUP LLC; STANLEY FEROL; CITY OF TAMPA 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 July 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK 4, YBOR HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF CLOSED ALLEY ABUTTING ON THE EAST
Property Address: 2911 N 16TH ST, TAMPA, FL 33605

FIRST INSERTION

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

CIVIL DIVISION:
CASE NO.: 25-CA-000358
SECTION # RF

PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
MARIA REGNETTA A/K/A MARIA YURINA REGNETTA A/K/A MARIA YURINA; CARROLLWOOD CROSSING PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT REGNETTA AKA ROBERT RICHARD REGNETTA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 16 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 1, CARROLLWOOD CROSSINGS 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE(S) 282 THROUGH 285, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 4244 GAUGE LINE LOOP, TAMPA, FL 33624

IF YOU ARE A PERSON CLAIM-

an action for Foreclosure of Mortgage on the following described property: LOT 30, BLOCK 59, APOLLO BEACH, UNIT EIGHT, SECTION "A" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 97 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 6530 BIMINI CT, APOLLO BEACH FL 33572

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 July 22, 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

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

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

Dated this 17 day of June, 2025.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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
24-239568 - NaC
June 20, 27, 2025 25-01780H

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

FIRST INSERTION

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

CASE NO.: 23-CA-013243
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, v.
ZACHARIAH MARSHALL, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Agreed Order dated June 4, 2025 entered in Civil Case No. 23-CA-013243 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff and ZACHARIAH MARSHALL; MARILYN MARSHALL; US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-SL1, WITHOUT RECOURSE; TD BANK, N.A., SUCCESSOR IN INTEREST TO RIVERSIDE NATIONAL BANK OF FLORIDA are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on July 9, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BLOCK 3, BRANDON EAST SUBDIVISION, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOR-

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 24-CA-007492
RF-Section I

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R5, Plaintiff, vs.
MARON L. GEBRON; MV REALTY PBC, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of foreclosure dated May 20, 2025, and entered in Case No. 24-CA-007492 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R5 is Plaintiff and MARON L. GEBRON; MV REALTY PBC, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on July 22, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 100 FEET OF THE WEST 533 FEET OF THE

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 16th day of June, 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
FH20808-25PHH/cam
June 20, 27, 2025 25-01758H

FIRST INSERTION

OUGH COUNTY, FLORIDA.
Property Address: 3817 Twilight Dr., Valrico, FL 33594

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Taji S. Foreman
Taji S. Foreman, Esq.
FBN: 58606
File No: NS23019-JMV
June 20, 27, 2025 25-01733H

1231

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

120890_V5

--- ACTIONS / SALES ---

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-001282 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF TROY S. TOPPEL A/K/A TROY SCOTT TOPPEL, et al., Defendants. TO: Aaron Ditson 6275 Carol Plantation Rd Lot 1 Theodore, AL 36582 Aaron Ditson 7701 Old Pascagoula Rd., Lot 1 Theodore, AL 36582 Aaron Ditson 7560 Olympic Ln., Apt. 306 Theodore, AL 36582 Aaron Ditson 10702 Star Rd. Osceola, IN 46561 Aaron Ditson 1400 Evangel Dr. NW Huntsville, AL 35816 Douglas Vinnedge 1822 S 1190 E Oakland City, IN 47660 Kenneth Vinnedge 305 S 2nd Ave Apt 395 Forreston, IL 61030 Sherri James 1130 County Road 2505 Moberly, MO 65270 Sherri James 5822 Highway P Clark, MO 65243 Sherri James 1199 County Rd. 2778 Clark, MO 65243 Tina Foster 16620 Gerald Street Granger, IN 46530 Hollie Krueger 1305 South Street Niles, MI 49120 Hollie Krueger 1417 Merrifield Ave. Niles, MI 49120 Hollie Krueger 53577 Sumpter St. South Bend, IN 46637 Lonnie D. Ditson 2743 Old US 20 W Elkhart, IN 46514 Mark Ditson 1109 Cedar Street Niles, MI 49120 Mark Ditson 422 S 5th St. Niles, MI 49120 James Earl Ditson 5684 Moses Dingle Rd Manning, SC 29102 James Earl Ditson 1174 Tearcoat Rd. Alcoulu, SC 29001 James Earl Ditson 1169 Tearcoat Rd. Alcoulu, SC 29001 James Earl Ditson 1058 Oakland Dr. Cross, SC 29436 James Earl Ditson 405 Toccoa Drive	Manning, SC 29102 Keri Ditson 1210 Tearcoat Rd Racine, WI 53405 Keri Ditson 7022 Bloomville Rd. Manning, SC 29102 Keri Ditson 1210 Tearcoat Rd. Alcoulu, SC 29001 Keri Ditson 1526 Logan Ave. Marinette, WI 54143 Hope Cabaniss 14750 Arlington Street Dade City, FL 33525 Unknown Personal Representative of the Estate of Troy S. Toppel a/k/a Troy Scott Toppel Last known address: Unknown Unknown Heirs, Beneficiaries and De- visees of the Estate of Troy S. Toppel a/k/a Troy Scott Toppel Last known address: Unknown YOU ARE HEREBY NOTIFIED that an Action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lots 11 and 12, Block 1, LILLIE ESTATES UNIT-A, according to the plat thereof recorded in Plat Book 23, Page 44, of the Public Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by July 15, 2025 or (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter, or a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St. Room 101, Tampa, FL 33602 If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 9 day of June, 2025.	Victor Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: JENNIFER TAYLOR DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 June 20, 27, 2025	25-01729H

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003060 NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY H. FRAZIER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 08, 2025, and entered in 24-CA-003060 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY H. FRAZIER, DECEASED; TASHA FRAZIER; SERVICE FINANCE COMPANY, LLC; CHARLESTON CORNERS PROPERTY OWNERS ASSOCIATION, INC.; JULIAN REEVES 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 July 07, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3 BLOCK 1 OF MEADOW BROOK UNIT 4A, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71 AT PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,	FLORIDA. Property Address: 8614 MANASAS RD, TAMPA, FL 33635 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-186717 - NaC June 20, 27, 2025		25-01782H

FIRST INSERTION			
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CC-47011 SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. STEVEN GUTIERREZ, LINA M. GUTIERREZ and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, thereof, as recorded in Plat Book 140, Pages 33 through 40, inclusive, of the Public Records of Hillsborough County, Florida. a/k/a 17018 Oval Rum Dr, Wimauma, FL 33598 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 7/2/2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief 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. 2.065. In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 601 E. Kennedy Blvd., Tampa, FL 33602, Phone No. (813) 272-7040 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 27 day of May, 2025. VICTOR D. CRIST As Clerk of the Court (SEAL) By JENNIFER TAYLOR As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 June 20, 27, 2025		25-01763H	

FIRST INSERTION			
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-003874 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. JOHNSON, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. JOHNSON, DECEASED; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WENDY TROMBETTI, DECEASED; and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT WILLIAM PARSONS II, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:	LOT 11, BLOCK 6, OAKMONT MANOR UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before July 15, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 10th day of June, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-271476 June 20, 27, 2025	25-01723H	

FIRST INSERTION			
Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit			to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 16th day of June, 2025.. VICTOR CRIST CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 June 20, 27, 2025

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-003382 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMES 2023-NQM2 TRUST, Plaintiff, vs. JIMMY QUAN VU, et al., Defendants. TO: JIMMY QUAN VU 6204 COLMAR PL, APOLLO BEACH, FL 33572 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 23, BLOCK 76, WATERSET PHASE 3C-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 120 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 7/17/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. This notice is provided pursuant to Administrative Order No. 2.065. In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 601 E. Kennedy Blvd., Tampa, FL 33602, Phone No. (813) 272-7040 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services). WITNESS my hand and the seal of this Court this 27 day of May, 2025. VICTOR D. CRIST As Clerk of the Court (SEAL) By JENNIFER TAYLOR As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-02074 June 20, 27, 2025	fault will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org WITNESS my hand and the seal of this Court this 11 day of June, 2025. VICTOR CRIST As Clerk of the Court (SEAL) By JENNIFER TAYLOR As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-02074 June 20, 27, 2025	25-01743H	

FIRST INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-014055 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES , Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBORAH PEARSON, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 02, 2025, and entered in 23-CA-014055 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES is the Plaintiff and STATE OF FLORIDA; VERNON JEWEL PEARSON III; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DEBORAH PEARSON, DECEASED; FRANKLIN JOHNSON JR; CLERK OF COURT HILLSBOROUGH COUNTY FLORIDA; DEANNA SHAQUILLA REVERE; STATE OF FLORIDA DEPARTMENT OF REVENUE; CITY OF TAMPA; LOREUE ALLEN; VERNON JEWEL PEARSON, JR; JAKIYA BRYANT; VASHON JOHNSON; DEBRENA BROOKS; CHRISHONNA DANIELS 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 July 11, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 16, BLOCK 10, GREEN RIDGE ESTATES, UNIT NO. 3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8609 FISHLAKE ROAD, TAMPA, FL 33619 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 17 day of June, 2025. By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 24-230863 - NaP June 20, 27, 2025	25-01781H	

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-002627
BANK OF AMERICA, N.A., Plaintiff, vs. MARK ANTHONY HUMPHREYS A/K/A MARK A. HUMPHREYS, et al., Defendant.
To: MARK ANTHONY HUMPHREYS A/K/A MARK A. HUMPHREYS 11567 WESTON COURSE LOOP, RIVERVIEW, FL 33579
UNKNOWN TENANT IN POSSESSION 1
11567 WESTON COURSE LOOP, RIVERVIEW, FL 33579
UNKNOWN TENANT IN POSSESSION 2
11567 WESTON COURSE LOOP, RIVERVIEW, FL 33579
LAST KNOWN ADDRESS
STATED, CURRENT RESIDENCE UNKNOWN
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 13, BLOCK 7, PANTHER TRACE PHASE 2A-2, UNIT 2 AS RECORDED IN PLAT BOOK 105, PAGES 240-269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to a copy of your written defenses, if any, to it on Jacqueline T. Levine, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street,

Suite 155, Orlando, FL 32801 and file the original with the Clerk of Court by 7/18/25 or 30 days from the first publication, otherwise a Judgment may 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.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and seal of said Court on the 12 day of June, 2025.
Victor Crist
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court (SEAL) BY: Jennifer Taylor
Deputy Clerk
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11449FL
June 20, 27, 2025 25-01773H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION
Case No. 25-CA-003086
Division E
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. O'NEILS COLEMAN, AS KNOWN HEIR TO CHRISTOPHER COLEMAN, DECEASED, O'NEILS COLEMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRISTOPHER COLEMAN, DECEASED, KAFIA COLEMAN, AS KNOWN HEIR TO CHRISTOPHER COLEMAN, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF CHRISTOPHER COLEMAN, DECEASED, et al. Defendants.
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF CHRISTOPHER COLEMAN, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS UNKNOWN
You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
LOT 4, BLOCK 3, SUN CITY CENTER UNIT 32B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
commonly known as 1807 NEW BEDFORD DR, SUN CITY CENTER, FL 33573 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 7/2/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.
Dated: May 27, 2025.
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(SEAL) BY: JENNIFER TAYLOR
Deputy Clerk
Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2529162/wlp
June 20, 27, 2025 25-01730H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004507
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ASHLEY NICOLE ROBERTS A/K/A ASHLEY ROBERTS HANDSCHUG, et al., Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF NICHOLAS HANDSCHUG A/K/A NICHOLAS AARON HANDSCHUG, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 21, IN BLOCK 6, OF CYPRESS CREEK PARCEL J PHASES 1 AND 2, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 295, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street,

Suite 155, Orlando, FL 32801 by 7/18/25 or (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and seal of this Court this 12 day of July, 2025.
Victor Crist
CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Jennifer Taylor
As Deputy Clerk
Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-11684FL
June 20, 27, 2025 25-01744H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-004010
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TERRI MOLFETTO, DECEASED, et. al. Defendant(s).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TERRI MOLFETTO, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 15, FOSTERVILLE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before July 17, 2025 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 11th day of June, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-271204
June 20, 27, 2025 25-01728H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-003638
THE BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB, Plaintiff, vs. DAVID KEITH FASSETT, et al., Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JAMES K FASSETT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
UNIT 118C, BRANDYCHASE, A CONDOMINIUM, ACCORDING TO THE PLAT OF BRANDYCHASE, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGE 54, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3832 PAGE 1490, AS AMENDED BY O.R. BOOK 3921, PAGE 1927, AND BEING RE-RECORDED IN O.R. BOOK 3922, PAGE 1650, ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 by 6/30/25 or (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
WITNESS my hand and seal of this Court this 23 day of May, 2025.
VICTOR CRIST
CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By JENNIFER TAYLOR
As Deputy Clerk
Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
25-11582FL
June 20, 27, 2025 25-01784H

FIRST INSERTION

NOTICE OF ACTION Constructive Service
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CC-010567
TRUIST BANK, Plaintiff, vs. LUIS ANGEL TORRES GONZALES, Defendants.
TO: LUIS ANGEL TORRES GONZALES
Last Know Addresses:
12318 Kentbrook Manor Ln. Riverview, FL 33579
YOU ARE HEREBY NOTIFIED that a Verified Complaint for Replevin concerning the 2018 BMW M4, VIN: WBS4Y9C56JAC86787, has been filed and commenced in this court, in Hillsborough County, Florida, and you are required to serve a copy of your written defenses, if any, to ADAM J. WICK, ESQ. of Liebler, Gonzalez & Portuondo, attorneys for Plaintiff, whose address is, Courthouse Tower - 25th Floor, 44 West Flagler Street, Miami, FL 33130, and file the original with the Clerk of the above styled court on or before 7/24/2025; otherwise, a default will be entered against you for the relief demanded in the Complaint.
This notice shall be published once each week for two consecutive weeks in the Business Observer.
ADA

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court at Hillsborough County, Florida on this day of 6/18/2025.
VICTOR D. CRIST
As Clerk of the Court (SEAL) By: /s/ Jennifer Taylor
As Deputy Clerk
P.O. Box 3360
Tampa, FL 33601
800 E. Twiggs St., Room 101
Tampa, FL 33602
Attorney(s) for Plaintiff
ADAM J. WICK, ESQ.
Florida Bar No. 57950
LIEBLER, GONZALEZ & PORTUONDO
Courthouse Tower - 25th Floor
44 West Flagler Street
Miami, FL 33130
Tel: (305) 379-0400
service@lgplaw.com
June 20, 27, 2025 25-01785H

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

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

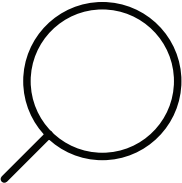


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

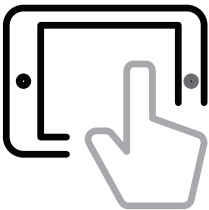
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Types Of Public Notices

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Meeting Minutes or Summaries



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Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

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

PUBLISHED LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0499740200
File No.: 2025-425
Certificate No.: 2022 / 4589
Year of Issuance: 2022

Description of Property:
N 818 FT OF S 981 FT OF E 145.75 FT OF W 311.50 FT OF GOV LOT 6 LESS W 17.25 FT OF N 50 FT FOR DRAINAGE R/W
SEC - TWP - RGE: 24 - 30 - 19
Name(s) in which assessed:
JAMES BOWDEN

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

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

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

Dated 5/12/2025

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

FOURTH INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 1462440000
File No.: 2025-408
Certificate No.: 2022 / 11957
Year of Issuance: 2022

Description of Property:
SULPHUR SPRINGS ADDITION LOT 6 AND W 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 7 PLAT BK / PG: 6 / 5
SEC - TWP - RGE: 19 - 28 - 19
Name(s) in which assessed:
SAMER QADER

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

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

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

Dated 5/12/2025

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

FOURTH INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0347555218
File No.: 2025-394
Certificate No.: 2022 / 2812
Year of Issuance: 2022

Description of Property:
PALMAVISTA 1 A CONDOMINIUM BLDG 9 UNIT 901 PLAT BK / PG: 13 / 2
SEC - TWP - RGE: 33 - 27 - 19
Name(s) in which assessed:
SUSAN GAIL GOMBERT

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

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

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

Dated 5/12/2025

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

FOURTH INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0504260100
File No.: 2025-404
Certificate No.: 2022 / 4648
Year of Issuance: 2022

Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF FR SW COR OF LOT 21 N 400 FT TO POB N 50 FT E 140 FT S 50 FT W 140 FT TO POB
PLAT BK / PG: 6 / 43
SEC - TWP - RGE: 25 - 30 - 19
Name(s) in which assessed:
ESTATE OF NANCY ELIZABETH FISHER

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

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

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

Dated 5/12/2025

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

--- ACTIONS / ESTATE / TAX DEEDS ---

FOURTH INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 0032480000
File No.: 2025-397
Certificate No.: 2022 / 202
Year of Issuance: 2022

Description of Property:
TOWN OF CITRUS PARK LOT 8 BLOCK 19
PLAT BK / PG: 1 / 130
SEC - TWP - RGE: 02 - 28 - 17
Name(s) in which assessed:
ESTATE OF ALEXANDER GELINO

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

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

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

Dated 5/12/2025

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 25-CP-001860
In re: ESTATE OF BARTLEY A. GORMAN Deceased.

The administration of the estate of BARTLEY A. GORMAN, deceased, who died on December 11, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 Decedent or other persons having claims or de-

FOURTH INSERTION
NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 1467610000
File No.: 2025-402
Certificate No.: 2022 / 12015
Year of Issuance: 2022

Description of Property:
SULPHUR SPRINGS ADDITION LOT 8 AND W 5 FT CLOSED ALLEY ABUTTING ON E BLOCK 48
PLAT BK / PG: 6 / 5
SEC - TWP - RGE: 30 - 28 - 19
Name(s) in which assessed:
JACQUELINE THORNTON

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

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

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

Dated 5/12/2025

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

mands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 13, 2025.

Thomasaeen Gorman
Petitioner

/s/ Jon Gatto
Jon Gatto
Florida Bar No. 547328
CARLTON FIELDS
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
Telephone: (813) 229-4336
Facsimile: (813) 229-4133
Email: jgatto@carltonfields.com
Attorneys for Petitioner
139624907.1
June 13, 20, 2025
25-01654H

THIRD INSERTION

NOTICE OF ACTION
UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION

Case No. 8:15-cv-01172-CEH-TGW
HILLSBOROUGH TITLE, INC.

a Florida corporation,
d/b/a PARAMOUNT TITLE,
Plaintiff, v.

SAMORA CONSTRUCTION LLC,
PEARL & SAMORA LLC,
JPMORGAN CHASE BANK, N.A.,
PATTERSON INVESTMENT
GROUP LLC, SAMORA
PATTERSON, BRADFORD
AHYOUNG, and ALL UNKNOWN
PERSONS AND ENTITIES
CLAIMING BY, THROUGH, OR
UNDER ANY OF THEM,
Defendants.

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

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

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: 0503150
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
V. Stephen Cohen / FNB: 0948756
Primary: scohen@bcalaw.com
Secondary: heckman@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



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

THIRD INSERTION	
AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-006674 FOUNTAIN OAKS BUSINESS CENTER, INC., a Florida corporation, Plaintiff, vs. KASA LUXE GROUP, LLC, a Florida Limited Liability Company, ALEXANDRA L. CASH-GARCIA, as Personal Guarantor, and YANET BARROSO LEON, as Personal Guarantor, Defendants. Kasa Luxe Group, LLC Alexandra L. Cash-Garcia, as Personal Guarantor Yanet Barroso Leon, as Personal Guar- antor Unit No. 600 3637 West Waters Avenue Tampa, Florida 33614 YOU ARE NOTIFIED that an ac- tion for money damages has been filed against you with respect to the com- mercial property more particularly de- scribed as the: Unit No. 600 3637 West Waters Avenue Tampa, Florida 33614 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attor- ney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON	OR BEFORE 7/4/2025 WHICH IS WITHIN 30 DAYS OF FIRST PUB- LICATON OF THIS NOTICE in the Business Observer, and file the origi- nal 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 accommo- dations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assis- tance. 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 Hillsbor- ough 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

SECOND INSERTION	
FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	

The Board of Supervisors (“**Board**”) of the Fishhawk Community Development District IV (“**District**”) will hold a public hearing on **July 9, 2025 at 10:00 a.m.** for the purpose of hearing comments and objections on the adoption of the proposed budget (“**Proposed Budget**”) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at **The Lakehouse at Fishhawk Ranch West, 6001 Village Center Drive, Lithia, Florida 33547**. A copy of the agenda and Proposed Budget, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Rizzetta & Company, Inc., 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625, (813) 933-5571 (“**District Manager's Office**”), during normal business hours, or by visiting the District’s website at <https://www.fishhawkcd4.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law, including Chapter 190, Florida Statutes. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget to fund the operations and maintenance budget as finally approved by the Board.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 933-5571 during normal business hours, 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.

Please note that all affected property owners have the right to appear at the public hearing and meeting, and may also file written objections with the District Manager within twenty (20) days of first 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 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.

Wesley Elias, District Manager June 13, 20, 2025	25-01665H
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FOURTH INSERTION	
SUMMONS (CITACION JUDICIAL) The name and address of the court is: (El nombre y direccion de la corte es): Orange County Superior Court West Justice Center 8141 13th Street Westminster, CA 92683 CASE NUMBER: (Numero del Caso): 30-2024-01399619-CU-BC-WJC Judge Nathan Scott NOTICE TO DEFENDANT: GOLZ TRANSPORTATION LLC; (AVISO AL DEMANDADO): IURI KOLTSOV aka IURI ALEKSANDROVICH KOLTISOV; and DOES I through 10, inclusive YOU ARE BEING SUED BY PLAINTIFF: ALLIANCE FUNDING GROUP (LO ESTA DEMANDANDO EL DEMANDANTE): NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the Cal- ifornia Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning	from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the Cal- ifornia Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no re- sponde dentro de 30 días, la corte pu- ede decidir en su contra sin escuchar su version. Lea la informacion a continu- acion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta cita- cion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos for- mularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por in- cumplimiento y la corte le podra quitar

SECOND INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 06/27/2025, at 10:30 a.m., the fol- lowing property will be sold at pub- lic auction pursuant to E.S. 715.109: A 2006 JYFE mobile home bear- ing vehicle identification number 1UJB02N561ET0269 and all per- sonal items located inside the mobile home. Last Tenant: Estate of Burton Grimme, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of Burton Grimme, Unknown Party or Parties in Possession and Burton Chris- tian Grimme. Sale to be held at: Tampa East RV Resort, 4630 McIntosh Road, Dover, Florida 33527, 813-659-2504. June 13, 20, 2025 25-01716H	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001923 IN RE: ESTATE OF MARY BETH LORTON, Deceased.	

The administration of the estate of
MARY BETH LORTON, deceased,
whose date of death was March 19,
2025, is pending in the Circuit Court for
Hillsborough County, Florida, Probate
Division, the address of which is PO
Box 1110, Tampa, FL 33601. The names
and addresses of the personal represen-
tatives and the personal representatives’
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate, on whom
a copy of this notice is required to be
served, must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

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 13, 2025.
ALLISON MARIE KRUEGER
Personal Representative
5115 Pine Grove Ter. S.
Gulfport, FL 33707
STEVEN CARL SEIFERT
Personal Representative
334 Danube Ave. Apt. No. 203
Tampa, FL 33606
Ashley G. Friedrich
Florida Bar No. 1007955
Attorney for Personal Representatives
Hines Norman Hines, P.L.
315 South Hyde Park Avenue
Tampa, FL 33606
Telephone: 813-251-8659
Email: afriedrich@hnh-law.com
June 13, 20, 2025 25-01651H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001466 Division B IN RE: ESTATE OF BRUCE EDWARD SCOTT Deceased.	

The administration of the estate of
BRUCE EDWARD SCOTT, deceased,
whose date of death was February 8,
2025, is pending in the Circuit Court
for Hillsborough County, Florida, Pro-
bate Division, the address of which is
Post Office Box 1110, Tampa, Florida
33601. 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 oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's 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. 732.2211,
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 13, 2025.
Personal Representative:
Ruth Wynelle Alexander Scott
3821 West San Juan Street
Tampa, Florida 33629
Attorney for Personal Representative:
/s/ Debra L. Dandar
DEBRA L. DANDAR, Attorney
Florida Bar Number: 118310
TAMPA BAY ELDER LAW CENTER
3611 West Azeele Street
Tampa, FL 33609
Telephone: (813) 282-3390
Fax: (813) 902-3829
Debra@TBELC.com
Amy.Morris@TBELC.com
June 13, 20, 2025 25-01638H

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: Folio No.: 1580190000 File No.: 2025-401 Certificate No.: 2021 / 12604 Year of Issuance: 2021 Description of Property: BONITA LOT 4 BLOCK 18 PLAT BK / PG: 2 / 71 SEC - TWP - RGE: 06 - 29 - 19 Name(s) in which assessed: WORTHSHIRE GROUP LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01553H	
FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: Folio No.: 0509730000 File No.: 2025-405 Certificate No.: 2022 / 4713 Year of Issuance: 2022 Description of Property: ALAFIA SUBDIVISION LOT 7 PLAT BK / PG: 14 / 28 SEC - TWP - RGE: 26 - 30 - 19 Name(s) in which assessed: PAUL F SAVICH REAL ESTATE LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01549H	
FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: Folio No.: 0325250050 File No.: 2025-403 Certificate No.: 2022 / 2524 Year of Issuance: 2022 Description of Property: SUN CITY LOT 8 BLOCK 13 PLAT BK / PG: 17 / 21 SEC - TWP - RGE: 24 - 32 - 18 Name(s) in which assessed: CAROL M ETCHISON All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01551H	

THIRD INSERTION	
Public Notice Effective July 7, 2025, Devin Petrone, MD, will no longer be practicing medi- cine 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	

SECOND INSERTION	
NOTICE OF PUBLIC SALE Notice is hereby given that on 06/27/2025 at 10:30 a.m., the fol- lowing property will be sold at pub- lic auction pursuant to F.S. 715.109: A 1970 LAMP mobile home bearing the vehicle identification number 9278 and all personal items located inside the mobile home. Last Tenant: Es- tate of Richard Joseph Witkowski a/k/a Ryszard Josef Witkowski, All Unknown Beneficiaries, Heirs, Succes- sors, And Assigns of Richard Joseph Witkowski a/k/a Ryszard Josef Wit- kowski, Estate of Alberta Jean Wright, All Unknown Beneficiaries, Heirs, Suc- cessors, And Assigns of Alberta Jean Wright and Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)- 315-0414. June 13, 20, 2025 25-01715H	

FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: Folio No.: 0509760100 File No.: 2025-406 Certificate No.: 2022 / 4715 Year of Issuance: 2022 Description of Property: ALAFIA SUBDIVISION LOT 15 PLAT BK / PG: 14 / 28 SEC - TWP - RGE: 26 - 30 - 19 Name(s) in which assessed: MARK ALLEN WILLIAMS All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01548H	
FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: Folio No.: 0635930000 File No.: 2025-407 Certificate No.: 2022 / 6208 Year of Issuance: 2022 Description of Property: EASTERN TERRACE ESTATES UNIT 2 LOT 14 LESS W 21 FT PLAT BK / PG: 39 / 12 SEC - TWP - RGE: 35 - 28 - 20 Name(s) in which assessed: AL GALLON MINISTRIES INC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice 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	

ACTIONS / SALES

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-000258 IN RE: ESTATE OF TERRY TALTON Deceased.</p> <p>TO: RONALD TALTON, FATHER OF TERRY TALTON</p> <p>YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's Attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before 07/18/25, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or Order for the relief demanded without further notice.</p> <p>If you are a person with a disability</p>	<p>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>Signed on this 10 day of JUNE, 2025.</p> <p>As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk</p> <p>Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 Jun. 13, 20, 27; Jul. 4, 2025</p> <p>25-01706H</p>	

SECOND INSERTION	ADA
<p>NOTICE OF ACTION Constructive Service</p> <p>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 25-CC-002734</p> <p>TRUIST BANK, Plaintiff, vs. ROBERTO GARCIA RIPSTEIN; and ANITA RIPSTEIN, Defendants.</p> <p>TO: ROBERT GARCIA RIPSTEIN</p> <p>Last Know Addresses: 16306 Ashington Park Tampa, Florida 33647</p> <p>YOU ARE HEREBY NOTIFIED that a Verified Complaint for Replevin concerning the 2018 BMW M4, VIN: WBS4Y9C57JAA85321 has been filed and commenced in this court, in Hillsborough County, Florida, and you are required to serve a copy of your written defenses, if any, to ADAM J. WICK, ESQ. of Liebler, Gonzalez & Portuondo, attorneys for Plaintiff, whose address is, Courthouse Tower - 25th Floor, 44 West Flagler Street, Miami, FL 33130, and file the original with the Clerk of the above styled court on or before 7/15/2025; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of said Court at Hillsborough County, Florida on this day of 6/9/2025.</p> <p>VICTOR D. CRIST As Clerk of the Court (SEAL) By: /s/ Jennifer Taylor As Deputy Clerk P.O. Box 3360 Tampa, FL 33601 800 E. Twiggs St., Room 101 Tampa, FL 33602</p> <p>Attorney(s) for Plaintiff ADAM J. WICK. ESQ. Florida Bar No. 57950 LIEBLER, GONZALEZ & PORTUONDO Courthouse Tower - 25th Floor 44 West Flagler Street Miami, FL 33130 Tel: (305) 379-0400 service@lgplaw.com June 13, 20, 2025</p> <p>25-01695H</p>

SECOND INSERTION	ADA
<p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION: CASE NO.: 25-CA-001389 SECTION # RF</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, Plaintiff, vs. RAD DIVERSIFIED REIT, INC. A/K/A RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION; BRANDON D. MENDENHALL A/K/A BRANDON MENDENHALL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on the 07 day of July, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>THE NORTH 132 FEET OF THE SOUTH 396 FEET OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 5 FEET THEREOF, AND LESS THE EAST 33 FEET FOR RIGHT OF WAY.</p> <p>PROPERTY ADDRESS: 9601 CARR RD, RIVERVIEW, FL 33569</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST</p>	<p>FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</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>Dated this 09 day of June 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-00308 June 13, 20, 2025</p> <p>25-01699H</p>

SECOND INSERTION	ADA
<p>NOTICE OF ACTION Constructive Service</p> <p>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 25-CC-002734</p> <p>TRUIST BANK, Plaintiff, vs. ROBERTO GARCIA RIPSTEIN; and ANITA RIPSTEIN, Defendants.</p> <p>TO: ANITA RIPSTEIN</p> <p>Last Know Addresses: 16306 Ashington Park Tampa, Florida 33647</p> <p>YOU ARE HEREBY NOTIFIED that a Verified Complaint for Replevin concerning the 2018 BMW M4, VIN: WBS4Y9C57JAA85321 has been filed and commenced in this court, in Hillsborough County, Florida, and you are required to serve a copy of your written defenses, if any, to ADAM J. WICK, ESQ. of Liebler, Gonzalez & Portuondo, attorneys for Plaintiff, whose address is, Courthouse Tower - 25th Floor, 44 West Flagler Street, Miami, FL 33130, and file the original with the Clerk of the above styled court on or before 7/15/2025; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of said Court at Hillsborough County, Florida on this day of 6/9/2025.</p> <p>VICTOR D. CRIST As Clerk of the Court (SEAL) By: /s/ Jennifer Taylor As Deputy Clerk P.O. Box 3360 Tampa, FL 33601 800 E. Twiggs St., Room 101 Tampa, FL 33602</p> <p>Attorney(s) for Plaintiff ADAM J. WICK. ESQ. Florida Bar No. 57950 LIEBLER, GONZALEZ & PORTUONDO Courthouse Tower - 25th Floor 44 West Flagler Street Miami, FL 33130 Tel: (305) 379-0400 service@lgplaw.com June 13, 20, 2025</p> <p>25-01694H</p>

PUBLISH YOUR LEGAL NOTICE

Email

legal@businessobserverfl.com

Business Observer

June 20, 2025

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--- ACTIONS / SALES ---

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001788 Division: A IN RE: ESTATE OF CECILIA LUSK Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001689 Division A IN RE: ESTATE OF JANET KITE RIDENOUR a/k/a JANET K. RIDENOUR, Deceased.
The administration of the estate of Cecilia Lusk, deceased, whose date of death was February 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 administration of the estate of JANET KITE RIDENOUR a/k/a JANET K. RIDENOUR, deceased, whose date of death was February 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 13, 2025.
Personal Representative: Patricia Lusk-Milam 409 Ryan Road Cary, N.C. 27511 Attorney for Personal Representative: Kimberly K. Muentert, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuentert@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com June 13, 20, 2025	Julie M. Goddard Personal Representative P.O. Box 273792 Tampa, FL 33688 JAMES P. HINES, JR. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com June 13, 20, 2025
25-01717H	25-01643H

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION Case #: 20-CA-000947 DIVISION: B
Wells Fargo Bank, N.A. Plaintiff, -vs.- Donald Costa, Jr. a/k/a Don Costa, Jr.; Tricia A. Costa a/k/a Tricia A. Ellis; Unknown Spouse of Donald Costa, Jr. a/k/a Don Costa, Jr.; Unknown Spouse of Tricia A. Costa a/k/a Tricia A. Ellis; Florida Housing Finance Corporation; Clerk of Circuit Court for Hillsborough County, Florida; The Solomon Law Group, P.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 20-CA-000947 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Donald Costa, Jr. a/k/a Don Costa, Jr. are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on June 23, 2025, the following described prop-

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-001732 DIVISION: A IN RE: THE ESTATE OF: CHARLOTTE CHRISTINE HURSEY Deceased.	NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-000549 DIVISION: A IN RE: ESTATE OF SERGIO DEL VALLE AKA SERGIO DEL VALLE JR Deceased.
The administration of the Estate of CHARLOTTE CHRISTINE HURSEY, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Edgecombe Courthouse, Attn: Probate Department, P.O. Box 989, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. The date of first publication of this notice is June 13, 2025.	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 ESTATE OF SERGIO DEL VALLE AKA SERGIO DEL VALLE JR, deceased, File Number 25-CP-000549, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601, that the decedent's date of death was January 8, 2025, that the total value of the non-exempt estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Name BLEDIS SANCHEZ Asset Constitutionally exempt homestead: 2315 W. Clifton St, Tampa, FL 33603 Lot 26, Block 4, FIRST ADDITION TO MARJORY B. HAMNER'S RENMAH, a subdivision according to the plat thereof as recorded in Plat Book 26, Page 126, of the Public Records of Hillsborough County, Florida. Share/Amount 100% 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 13, 2025. Natalia Ouellette-Grice, Esq. LCO Law LLC 2901 W. Busch Blvd, Ste 805 Tampa, FL 33618 (813) 480-2106 natalia@lcolawfl.com LegalAdmin@lcolawfl.com Attorney for Plaintiff Fla. Bar No. 68905 File 2937-PSA June 13, 20, 2025
25-01667H	25-01667H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 18-CA-008577 EAGLE HOME MORTGAGE, LLC, Plaintiff, VS. JEROME SIMS JR; SANDRA M TILLMAN-SIMS; AQUA FINANCE, INC; HAWKS LANDING COMMUNITY ASSOCIATION OF HILLSBOROUGH, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on in Civil Case No. 18-CA-008577, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, EAGLE HOME MORTGAGE, LLC is the Plaintiff, and JEROME SIMS JR; SANDRA M TILLMAN-SIMS; AQUA FINANCE, INC; HAWKS LANDING COMMUNITY ASSOCIATION OF HILLSBOROUGH, INC.; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash

at www.hillsborough.realforeclose.com on August 5, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 04, IN BLOCK 04, OF WYNNMERE EAST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.

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

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

Dated this 5th day of June, 2025.

ALDRIDGE PYTE, LLP
Attorney for Plaintiff
401 W. Linton Blvd.
Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman,
E=zullman@aldridgepите.com
Reason: I am the author of this document
Location:
Date: 2025.06.05 13:44:48-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepите.com
1100-254B
June 13, 20, 2025

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 23-CP-003214 IN RE: ESTATE OF JOLINE PATRICIA GRIESHOP (AKA JOLINE GRIESHOP), Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1038 IN RE: ESTATE OF EVA N. THURMOND Deceased.
The administration of the estate of Joline Patricia Grieshop (aka Joline Grieshop), deceased, whose date of death was November 6, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's St., Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication date of this notice is June 13, 2025.	If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The case number and decedent's name are: EVA N. THURMOND, File Number 2025-CP-1038. The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, Florida. 800 E. Twigg's Street, Tampa, FL 33602. Date of death of the decedent is: 09/21/2024. The date of first publication of this notice is: June 13, 2025. The second week of publication is: June 20, 2025.
Joseph Grieshop 1110 2nd St. E. Bradenton, FL 34208 Paul Grieshop 1254 Persian Ave. Spring Hill, FL 34608 Julan Mustafa Attorney for Personal Representative Florida Bar Number 13147 PO Box 1487, Ellers, FL 34680 727-725-7600 June 13, 20, 2025	Personal Representative(s): Krista Thurmond. Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 Telephone: (863) 250-2990 June 13, 20, 2025
25-01690H	25-01666H

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001519 Division: B IN RE: ESTATE OF FRANKLIN JUSTICE OLIVER, SR., Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, PROBATE AND MENTAL HEALTH DIVISION CASE NO.: 25-CP-001544 DIV: B IN RE: ESTATE OF GAYLE FOSTER BERTELSTEIN, Deceased.
The administration of the estate of FRANKLIN JUSTICE OLIVER, SR., deceased, whose date of death was March 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 13, 2025.	The administration of the estate of Gayle Foster Bertelstein, deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg's St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 13, 2025.
FRANKLIN JUSTICE OLIVER, JR. 4224 53rd Ave W #2301 Bradenton, FL 34210 Personal Representative Justin J. Klatsky Attorney for Personal Representative Florida Bar No. 62500 Valrico Law Group 3626 Erindale Drive Valrico, FL 33596 Telephone: (813) 661-5180 Email: justin.klatsky@valricolawgroup.com Secondary Email: tara.morrow@valricolawgroup.com June 13, 20, 2025	Margaret Zertucha 116 SW 127th Ave, Plantation, FL 33325 Attorney for Personal Representative: By: James D. Camp III 111 SE 12th Street (Davie Blvd.) Fort Lauderdale, FL 33316 (954) 524-8111 Office (954) 524-2661 Fax Florida Bar No. 374717 Primary E-Mail Address: legalservice@campandcamplaw.com Secondary E-Mail Address: jdcamp3@campandcamplaw.com June 13, 20, 2025
25-01689H	25-01688H

--- ACTIONS / SALES ---

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION UCN:292025CP000868 File#25-CP-000868 Division: A IN RE: ESTATE OF JANICE NELL FENDER, aka AKA JANICE FENDER Deceased. The administration of the estate of JANICE NELL FENDER, also known as AKA JANICE FENDER, deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg's Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 13, 2025. Signed on this 4th day of June, 2025. /s/Lori Anderson LORI ANDERSON Personal Representative 8458 Ridgebrook Circle Odessa, FL 33556 /s/Danielle McManus Noble Danielle McManus Noble Attorney for Personal Representative Florida Bar No. #119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@mcmanusestateplanning.com Secondary Email: lawoffice@mcmanusestateplanning.com June 13, 20, 202525-01682H	NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 25-CC-9220 FUNICK, LLC, a Florida limited liability company, Plaintiff, v. FUBAR ASSETS, LLC, as Trustee of the 4319 Balington Drive Land Trust, Defendant. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on June 2, 2025 in Case No. 25-CC-9220 in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein FUBAR ASSETS, LLC, as Trustee of the 4319 Balington Drive Land Trust is the Defendants. The Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on July 25, 2025 at 10:00 a.m. the following described real property: Lot 10, Block 5, Buckhorn Preserve-Phase I, according to the plat thereof, as recorded in Plat Book 91, Page(s) 44, of the Public Records of Hillsborough County, Florida. a.k.a. 4319 Balington Drive, Valrico, FL 33596 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS OF 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. Twigg's 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/ Vestalia Aylsworth Vestalia Aylsworth, Esq. Law Office of Vestalia Aylsworth 12307 SW 143rd Ln Miami, FL 33186-6026 Telephone: (305) 282-6020 vestalia@live.com Fla. Bar No. 111007 Counsel for Plaintiff June 13, 20, 202525-01647H

SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-001600 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, VS. FRANKLIN DARRELL PORTER A/K/A FRANKLIN D. PORTER; LIVE OAK PRESERVE ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A MILAGRO PORTER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 4, 2025 in Civil Case No. 23-CA-001600, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff, and FRANKLIN DARRELL PORTER A/K/A FRANKLIN D. PORTER; LIVE OAK PRESERVE ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A MILAGRO PORTER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com	on August 7, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 36 IN BLOCK 98 OF LIVE OAK PRESERVE PHASE 2B - VILLAGES 12 AND 15 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105 AT PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 5th day of June, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.06.05 13:41:37-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1133-2877B June 13, 20, 202525-01657H

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-009475 Division G UNITED MIDWEST SAVINGS BANK, N.A., Plaintiff, vs. TAMPA PEDIATRIC DENTISTRY, P.A., a Florida corporation; KIDDOC PROPERTIES, LLC, a Florida limited liability company; DAVID P. ALFANO, an individual, and THE COMMONS CONDOMINIUM ASSOCIATION OF TAMPA, INC., a Florida not for profit corporation, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Canceling and Rescheduling Foreclosure Sale dated May 24, 2025, and Final Judgment of Foreclosure dated April 6, 2025, and entered in Case No. 24-CA-009475 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, the Clerk of the Court, Victor D. Crist, will conduct a foreclosure sale at https://www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 a.m. EST on July 23, 2025. The following described property will be sold to the highest and best bidder for cash as set forth in said Final Judgment, to wit: Unit N19, THE COMMONS, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 7930, Page 880, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements. Tax ID Nos: U-04-28-18-OVA-	000000-00N19.0 Property address commonly known as: 14037 North Dale Mabry Highway, Unit N19, Tampa, Florida 33618 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 with the Clerk no later than the date that the clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 27th day of May, 2025. STOVASH, CASE, SHAY & PEARCE, P.A. By: Rachel E. Scherwin Robert J. Stovash, Esquire Florida Bar No. 0769320 rstovash@scsplaw.com Rachel E. Scherwin, Esquire Florida Bar No. 0479934 rscherwin@scsplaw.com The VUE of Lake Eola 220 N. Rosalind Ave. Orlando, Florida 32801 Telephone: (407) 316-0393 Telecopier: (407) 316-8969 Attorneys for Plaintiff June 13, 20, 202525-01697H

SECOND INSERTION	SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22-CA-006611 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. LAWANDA L HODGES A/K/A LAWANDA HODGES, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 22-CA-006611, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and LAWANDA L HODGES A/K/A LAWANDA HODGES; MILTON PATTERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 21st day of July 2025, the following described property as set forth in said Final Judgment, to wit: LOT 28, BLOCK 14, OAK CREEK PARCEL 4, ACCORDING TO PLAT THEREOF AS RECORD-	ED IN PLAT BOOK 109, PAGE 78 THROUGH 84 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8442 WHITE POPLAR DR, RIVERVIEW, FL 33578 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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. Dated this 3rd day of June 2025. /s/ Ian Norych Ian R. Norych, Esq. Fla. Bar Number: 56615 DELUCA LAW GROUP, PLLC 2101 N.E. 26TH Street, Fort Lauderdale, FL 33305 Phone: (954) 368-1311 Fax: (954) 200-8649 Email: inorych@delucalawgroup.com DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516: service@delucalawgroup.com 22-05236 June 13, 20, 202525-01649H

SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN AND FOR CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-003340 DIV.: T U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-2, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation, Plaintiff, GPS PROTECTION SERVICES, LLC, a Florida limited liability company; DERRICK GRACE, SR., individually; THE SHOALS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit Corporation.; and UNKNOWN TENANT(S)/ OWNER(S)/ SPOUSE(S) IN POSSESSION, Defendants, NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on April 8th, 2025, in Civil Action No. 2024-CA-005657, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell to the highest and best bidder for cash at https://hillsborough.realforeclose.com	at 10:00 am on the 17th day of July, 2025 for the real property located at: Lot 10, Shoals, according to the map or plat thereof as recorded in Plat Book 99, Page 87, Public Records of Hillsborough County, Florida Address: 909 Shoals Landing Drive, Brandon, Florida 33511-8407. Parcel Id. No. U-23-30-20-731-000000-00010.0 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711 Dated this 23rd of April 2025. PAUL A. GIORDANO Florida Bar No. (194190) pgiordano@ralaw.com Roetzel & Address, Suite 1000 2320 First Street Suite 1000 Fort Myers, FL 33901-2904 Telephone: 239.337.3850 June 13, 20, 202525-01637H

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 19-CA-008745 DIVISION: B Citibank, N.A., as Trustee for CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-QX1 Plaintiff, -vs.- Manuel G. Varela a/k/a Manuel Varela; Evelyn Aguilar a/k/a Evelyn Gaguliar; Hillsborough County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-008745 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Citibank, N.A., as Trustee for CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-QX1, Plaintiff and Manuel G. Varela a/k/a Manuel Varela are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on July 28, 2025, the following described property as set forth in said	Final Judgment, to-wit: LOT 50, BLOCK 9, BAY PORT COLONY, PHASE III, UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: metbebi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 19-320178 FCO1 CXE June 13, 20, 202525-01684H

SECOND INSERTION	SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN AND FOR CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24CA005657 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VCC LOAN TRUST 2023-3, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation, Plaintiff, GPS PROTECTION SERVICES, LLC, a Florida limited liability company; DERRICK GRACE, SR., individually; THE SHOALS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit Corporation.; and UNKNOWN TENANT(S)/ OWNER(S)/ SPOUSE(S) IN POSSESSION 918 SHOALS LANDING DRIVE, Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on April 8th, 2025, in Civil Action No. 2024-CA-005657, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell to the highest and best bidder for cash at https://hillsborough.realforeclose.com at 10:00 am on the 9th day of July	2025 for the real property located at: Lot 6, SHOALS, according to the plat thereof, as recorded in Plat Book 99, Page 87, of the Public Records of Hillsborough County, Florida. Address: 918 Shoals Landing Drive, Brandon, Florida 33511-8407. Parcel Id. No. U-23-30-20-731-000000-00006.0 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711 Dated this 23rd of April 2025. PAUL A. GIORDANO Florida Bar No. (194190) pgiordano@ralaw.com serve.pgiordano@ralaw.com Roetzel & Address, Suite 1000 2320 First Street Suite 1000 Fort Myers, FL 33901-2904 Telephone: 239.337.3850 June 13, 20, 202525-01642H

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 2024-CA-001319 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES, Plaintiff v. JENNIFER D. TISHLER; ET AL., Defendant(s). NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated April 9, 2025, and Order on Plaintiff's Motion to Cancel & Reschedule Foreclosure Sale Set for June 10, 2025 dated May 16, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 15th day of July, 2025, at 10:00 A.M. to the highest and best bidder for cash, at http://www.hillsborough.realforeclose.com on the following described property: LOT 2, BLOCK 4, HARBOR VIEW PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 3302 W Harbor View Avenue, Tampa, FL	33611 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's 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: June 6, 2025. BITMAN, O'BRIEN, PLLC /s/ Samantha Darrigo Samantha Darrigo, Esquire Florida Bar No.: 92331 sdarrigo@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3114 Attorneys for Plaintiff June 13, 20, 202525-01652H

--- ACTIONS / SALES ---

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE OF SALE</div><div>PURSUANT TO CHAPTER 45</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</div><div>CIVIL DIVISION</div><div>CASE NO. 23-CA-013351</div><div>RF -Section I</div><div>FLAGSTAR BANK, N.A., Plaintiff, vs.</div><div>SUZAN JOHN WENGI; CHAUNCEY M. CHAPELLE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BOYETTE PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2;</div></div></div><div><div><div>and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</div><div>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 22, 2025, and entered in Case No. 23-CA-013351 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK, N.A. is Plaintiff and SUZAN JOHN WENGI; CHAUNCEY M. CHAPELLE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT;</div></div></div></div><div><div><div>LOTS 3 AND 4, SUSIEANNA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div><div>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.</div><div>This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div><div>Dated this 6th day of June 2025.</div><div>Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01321 SM, LLC V6.20190626</div><div>June 13, 20, 202525-01678H</div></div></div></div></div>			
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<div><div><div><div><div><div>NOTICE OF FORECLOSURE SALE</div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO. 24-CA-009193</div><div>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM3, Plaintiff, vs.</div><div>TARA S. BOWLES; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</div><div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 29, 2025 and entered in Case No. 24-CA-009193, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM3 is Plaintiff and TARA S. BOWLES; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on July 3, 2025, the following described property as set forth in said Final Judgment, to wit:</div></div></div><div><div><div>CREST ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div><div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</div><div>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</div><div>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</div><div>DATED June 5, 2025.</div><div>By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-192044 / TM1</div><div>June 13, 20, 202525-01669H</div></div></div></div></div></div>			
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<div><div><div><div><div><div>NOTICE OF SALE</div><div>PURSUANT TO CHAPTER 45</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</div><div>CIVIL DIVISION</div><div>CASE NO. 22-CA-006469</div><div>DIVISION: RF -Section I</div><div>FORETHOUGHT LIFE INSURANCE COMPANY, Plaintiff, vs.</div><div>MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</div><div>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 18, 2024 and an Order Resetting Sale dated May 22, 2025 and entered in Case No. 22-CA-006469 of the Circuit Court in and for Hillsborough County, Florida, wherein FORETHOUGHT LIFE INSURANCE COMPANY is Plaintiff and MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on June 26, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</div></div></div><div><div><div>LOT 14, BLOCK 11, ANITA SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE</div></div></div></div><div><div><div>ING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE(S) 272 THROUGH 280, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div><div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</div><div>Pursuant to Florida Statute 45.031(2), this notice shall be published</div></div></div></div></div>			
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<div><div><div><div><div><div>AMENDED NOTICE OF SALE</div><div>IN THE CIRCUIT COURT, FOR THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CASE NO.: 2023-CA-012403</div><div>SUNBELT RENTALS, INC., a foreign corporation, Plaintiff, vs.</div><div>THE DORSET GROUP LLC, a Florida limited liability company; RP CONTRACTING & COATINGS, LLC, a Florida limited liability company; and RYAN MCKENNEY PICK, Individually, Defendants.</div><div>Notice is hereby given that pursuant to a Final Judgment of Foreclosure for Evidentiary Hearing on Amended Motion for Entry of Final Judgment of Foreclosure Liquidating the Quantum of Attorney's Fees, Appellate Attorney's Fees, Expert Witness Fees and Court Costs to Which Plaintiff is Entitled and to Schedule Judicial Sale entered in this cause, in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida, to wit:</div></div></div><div><div><div>Lots 11 and 12, Block 14, Revised Map of East Bay Addition, according to the plat thereof as recorded in Plat Book 4, Page 108, Public Records of Hillsborough County, Florida together with</div></div></div></div><div><div><div>the South 1/2 of the vacated alley abutting said Lots 11 and 12 on the North;</div><div>Parcel ID No. A-17-29-19-40D-000014-00012.0,</div><div>will be sold at public sale, to the highest and best bidder for cash, on the Internet in accordance with Florida Statutes at www.hillsborough.realforeclose.com, at 10:00 a.m. on the 29th day of July, 2025.</div><div>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.</div><div>WITNESS my hand and official seal of said Court this 6th day of June, 2025.</div><div>Clerk of Circuit Court By: Barry Kalmanson, Esquire for the Court</div></div></div></div></div>			
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<div><div><div><div><div><div>NOTICE OF SALE</div><div>PURSUANT TO CHAPTER 45</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</div><div>CIVIL DIVISION</div><div>CASE NO. 13-CA-007229</div><div>DIVISION: B</div><div>RF -Section I</div><div>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs.</div><div>KAREN FOLEY A/K/A KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).</div><div>NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure dated May 20, 2025, and entered in Case No. 13-CA-007229 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and KAREN FOLEY A/K/A KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.</div></div></div><div><div><div>realforeclose.com, 10:00 a.m., on July 21, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</div><div>LOT 29, BLOCK 3, FARMINGTON, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div><div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</div><div>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</div><div>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</div><div>DATED June 4, 2025.</div><div>By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1491-185111 / TM1</div><div>June 13, 20, 202525-01668H</div></div></div></div></div></div>			

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001443 IN RE: ESTATE OF RICKY PEACOCK, Deceased.	NOTICE TO CREDITORS CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA PROBATE AND MENTAL HEALTH DIVISION Case No. Case No. 24-CP-002317- DIV A In Re the Estate of: SABRINA YVONNE PATRICK, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001414 IN RE: ESTATE OF ROBERT WINGATE, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-001938 IN RE: ESTATE OF RONALD BLACKBURN AMRITT Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 25-CP-001924 IN RE: ESTATE OF HADIA A. SAFAVI Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 25-CP-001918 IN RE: RICHARD C. PETERS Deceased.
<p>The administration of the estate of RICKY PEACOCK, deceased, whose date of death was March 7, 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 curator and the curator'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 file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</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 PERIOD 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: June 13, 2025.</p> <p>Robert D. Hines Curator</p> <p>1312 W. Fletcher Avenue, Suite B Tampa, FL 33612</p> <p>Robert D. Hines, Esq. Attorney for Curator 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 13, 20, 202525-01700H</p>	<p>The administration of the estate of SABRINA YVONNE PATRICK, deceased (the "Decedent"), whose date of death was January 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, room 101, Tampa, Florida 33602.</p> <p>The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>Personal Representative: JOHN D. PATRICK, 16830 Banner Shell Place, Wimauma, Florida 33598 Attorney for Personal Representative: Thaddeus Freeman, Esq., 8150 Cypress Gardens Court, Largo, Florida 33777</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 TH IS 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 THE FIRST PUBLICATION OF THIS NOTICE, ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES §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 was filed of record on June 7, 2025, in these proceedings, along with this notice to creditors being mailed, via United States mail, postage prepaid, to: no known creditors. THADDEUS FREEMAN, PLLC By: /s/Thaddeus Freeman Thaddeus Freeman FBN 0949299 8150 Cypress Gardens Court Largo, Florida 33777 (727) 394-2000 ATTORNEY FOR PERSONAL REPRESENTATIVE June 13, 20, 202525-01681H</p>	<p>The administration of the estate of Robert Wingate, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</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 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 June 13, 2025.</p> <p>Personal Representative: Jeanette E. Schneide 16731 US Hwy. Lot 138 Dade City, Florida 33523 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (1-800) 809-1774 E-Mail: andy@ponnocklaw.com June 13, 20, 202525-01663H</p>	<p>The administration of the estate of Ronald Blackburn Amritt, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</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 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 June 13, 2025.</p> <p>Personal Representative: Kathleen R. Amritt Attorney for Personal Representative: /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553 Email: ed@flellp.com June 13, 20, 202525-01659H</p>	<p>The administration of the estate of HADI A. SAFAVI, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-001924; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.</p> <p>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, 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 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 decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF 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 DATE OF FIRST PUBLICATION OF THIS NOTICE IS June 13, 2025.</p> <p>Personal Representative SYED KAIWAN SAFAVI Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com June 13, 20, 202525-01645H</p>	<p>The administration of the estate of RICHARD C. PETERS, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-001918; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.</p> <p>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, including unmatured, contingent or liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF 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 DATE OF FIRST PUBLICATION OF THIS NOTICE IS June 13, 2025.</p> <p>Personal Representative SHELBY A. PETERS 4313 Northpark Dr. Tampa, FL 33624 Attorneys for Personal Representative D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com June 13, 20, 202525-01644H</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001500 IN RE: ESTATE OF DIANNE JACQUELINE BENNETT Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001750 Division: A IN RE: ESTATE OF JEFFREY C. AYRES Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001376 Division: U IN RE: ESTATE OF ELTON LEE PORTERVINT, JR. Deceased.
<p>The administration of the estate of Dianne Jacqueline Bennett, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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, Florida Statutes, applies, or may apply, unless a written demand is made by a</p>	<p>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</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 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 June 13, 2025.</p> <p>Personal Representative: /s/Dwayne Derrick Dwayne Derrick 321 Winthrop Lane McDonough, Georgia 30253 Attorney for Personal Representative: /s/Tiffani K. Thornton Tiffani K. Thornton, Esq. FBN: 1007807 THE LAW OFFICE OF TIFFANI K. THORNTON 653 W. Lumsden Rd. Brandon, FL 33511 Telephone: 813-337-7349 Primary email: tiffani@tktlaw.org Counsel for Personal Representative June 13, 20, 202525-01650H</p>	<p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</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 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 June 13, 2025.</p> <p>Personal Representative: Mary Ann Paganella P.O. Box 985 Thonotosassa, Florida 33592 Attorney for Personal Representative: MICHAEL D. MILLER, Attorney Florida Bar Number: 396540 GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: mdmiller@gunster.com Secondary E-Mail: ndarcy@gunster.com Secondary E-Mail: eservice@gunster.com June 13, 20, 202525-01646H</p>

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT/COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001020 IN RE: ESTATE OF DOREEN ELAINE CHASTAIN, Deceased.	<p>whose date of death was December 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 311 Pauls Drive, Suite 110, Brandon, FL 33511. The name and address 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</p>	<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>The date of first publication of this notice is June 13, 2025.</p> <p>Dated: 6/5, 2025</p> <p>LOUIS DELLAVEIRON</p>
<p>The administration of the estate of DOREEN ELAINE CHASTAIN, deceased,</p>	<p>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 file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>	<p>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 DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The Personal Representative has no duty to discover whether any property</p>

5990 Newbury Circle
Melbourne, FL 32940

/s/ Stephen E. Spira
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Attorney for Petitioner
June 13, 202525-01664H