Public Notices

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Business Ibserver

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JUNE 27 - JULY 3, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

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

PAGE 17

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 27, 2025	25-01791H	

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. 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.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 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.

--- PUBLIC SALES ----

FIRST INSERTION Notice of Public Hearing, Board of Supervisors Meeting, and Auditor Selection Committee 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, a Board of Supervisors meeting, and an Auditor Selection Committee 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. The Auditor Com-mittee will review, discuss, and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular Board meeting will take place prior to the Audit Committee meeting 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.newporttampabaycdd.com or may be obtained by contacting the District Manager's office via email at gaarlandtj@pfm.com or via phone at (407)

The public hearing and meetings 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 meetings. 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 meetings. 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 meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt, District Manager June 27, 2025

25-01793H

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Ston-ebrier Community Development District (the **"District**") will be held on Thursday, July 10, 2025, at 6:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

District Manager June 27, 2025

25-01834H

25-01835H

FIRST INSERTION

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

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "District") will be held on Tuesday, July 8, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heri-tage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics sented to the board for consideration.

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

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

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

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

June 27, 2025

FIRST INSERTION

BELMONT II 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 II Community Development District ("District") will hold a public hearing and regular meeting as follows

DATE:	July 22, 2025
TIME:	9:30 AM
LOCATION:	Rizzetta & Company, Inc.
LOCATION.	
	2700 S. Falkenburg Road, Suite 2745
	Riverview Florida 33578

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager. Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.belmont2cdd.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/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 evi-dence upon which such appeal is to be based.

Matthew Huber, District Manager Jun. 27; Jul. 4, 2025

25-01833H

Pursuant to provisions of the Americans with Disabilities Act, any person requir-

June 27, 2025

25-01792H

FIRST INSERTION

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "District") will be held on Monday, July 14, 2025, at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Bran-don – 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors

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

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

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

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

District Manager	
June 27, 2025	25-01832H

NOTICE OF BOARD MEETING HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

FIRST INSERTION

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a special meeting, including a town hall meeting, on July 6, 2025 at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, FL 33572. The District is holding this special meeting to consider matters that arose during the June meeting related to multiple vendor contracts and ongoing matters that require consideration and possible action prior to the regularly scheduled meeting in July in order to avoid further delay and potential disruption in District business and operations. At the special meeting, the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services-Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, Phone (813) 344-4844.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting may be continued to a date, time, and place specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Amanda Ferguson, District Manager June 27, 2025

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE AND SPECIAL BOS MEETING YNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District will hold an Audit Committee meeting beginning at 6:00 p.m. and special meeting beginning at 6:30 p.m. on Thursday, August 7, 2025 at the SouthShore Regional Library, 15816 Beth Shields Way, Ruskin FL 33573. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

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

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

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

Wynnmere East CDD	
Stephanie DeLuna, District Manager	
June 27, 2025	25-01866H

--- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 25-CP-001675 **Division B**

IN RE: ESTATE OF: GERARD D. JAWORS Deceased.

The administration of the Estate of GE-RARD D. JAWORS, deceased, whose date of death was October 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the physical address of which is 800 East Twiggs Street, Tampa, FL 33602 and the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PERI-OD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is June 27, 2025.

Personal Represen	tative:
Hongyi Chen	L
4620 Bay Crest D	rive
Tampa, FL 336	15
Attorney for Personal Repre	esentative:
Stephen D. Hayman, Esq.	
6605 Gunn Highway	
Fampa, FL 33625	
FBN: 0113514	
Ph: (813) 968-9846	
Fax: (813) 963-0864	
Primary E-Mail:	
Stephen@sdhayman.com	
Secondary E-Mail:	
info@sdhayman.com	
Jun. 27; Jul. 4, 2025	25-01799H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-850 IN RE: ESTATE OF PATRICIA A. PAINTER, Deceased.

The administration of the estate of Patricia A. Painter, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Di-vision, 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

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 Cavichew located at 107 N 11th Street, Unit 430 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 22nd day of June, 2025. Trudent Science LLC Kilian Stingle

June 27, 2025 25-01840H

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 Local Content Marketing located at 12820 Tar Flower Drive in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the De-partment of State, Tallahassee, Florida. Dated this 19th day of June, 2025.

Ted Yeatts Consulting, LLC 25-01826H June 27, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Disc Doctor Tampa located at 13911 N. Dale Mabry Hwy, Suite 107 in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 19th day of June, 2025. Dr. Gomez Chiropractic, LLC Dr. Victor H. Gomez June 27, 2025 25-01825H

FIRST INSERTION

Fictitious Name Legal Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Ron Robinson Reptiles located at 316 W Violet St, Tampa, FL 33603 in the County of Hillsborough, in the State of Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

The Robinson Company, LLC 25-01860H June 27, 2025

FIRST INSERTION NOTICE OF ADOPTION

PROCEEDING -IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA Case No: PR-2025-002013

TO: Jarrod Stefon Griffin, the Legal Father and any unknown father of JRG, a minor; whose whereabouts are unknown

Please take notice that a Petition to adopt JRG a female born to Ashley Renee Hendrix on March 30, 2025 in Tampa, Hillsborough County, Florida has been filed in the Probate Court of Shelby County. As a notified party, you may appear in the adoption proceeding to contest or support the Petition for Adoption.

Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30)

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 K&R AUTO SALES AND REPAIR lo-

FIRST INSERTION

--- PUBLIC SALES ---

cated at 4117 E HILLSBOROUGH AVE SUITE 101 in the City of TAMPA, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2025.

K&R AUTO SALES LLC 25-01851H June 27, 2025

FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES NOTICE IS HEREBY GIVEN that Janine D. Stubbs will engage in business under the fictitious name Green Road Wealth Management, with a physical address 7315 S Morton St Tampa, FL 33616, with a mailing address 7315 S Morton St Tampa, FL 33616, and al-ready registered the name mentioned above with the Florida Department of State, Division of Corporations. 25-01870H June 27, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Navigator Academy of Leadership Southshore, Inc. located at 1646 W. Snow Ave., Suite 112 in the City of Tampa, Hillsborough County FL 33606 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. NAL-004, Inc. Manuel Delgado June 27, 2025 25-01795H

FIRST INSERTION

Fictitious Name Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Exelgis located at 2409 Pinecrest Dr. in the City of Lutz, Florida 33549, intends to register the said name with the Division of Corporations of The Florida Department of State, Tallahassee, Florida. Dated at Lutz, Florida, this June 24 2025.

Owner Jordan Weaver 25-01871H June 27, 2025

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 TGH Wound and Burn located at 2 Tampa General Circle, 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 18th day of June, 2025. Florida Health Sciences Center, Inc. John Couris, CEO/President 25-01800HJune 27, 2025

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Fluoridated Flossers located at 107 N 11th Street, Unit 430 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of June, 2025. Trudent Science LLC

Kilian Stingle June 27, 2025 25-01839H

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 SIP & ENJOY located at 13021 WHIT-ESTONE DR in the City of TAMPA, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 23rd day of June, 2025.

RASHA EL HELW 25-01859H June 27, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Disc Centers Of America Tampa located at 13911 N. Dale Mabry Hwy, Suite 107 in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of June, 2025. Dr. Gomez Chiropractic, LLC

Dr. Victor H. Gomez June 27, 2025 25-01824H

FIRST INSERTION

Fictitious Name Legal Notice NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Robinson Stud Service located at 316 W Violet St, Tampa, FL 33603 in the County of Hillsborough, in the State of Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tal-The Robinson Company, LLC

25-01861H

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 TGH Family Care Center Kennedy Lab located at 2501 West Kennedy Blvd., in the County of Hillsborough in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Depart-ment of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this

23rd day of June, 2025. Florida Health Sciences Cener, Inc. John Couris, President & CEO 25-01854H June 27, 2025

FIRST INSERTION

FIRST INSERTION ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 16th day of July, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Richardson, Desiree S. COOLERS, SMOKER GRILL, STEREO, ROLL-ING WALKER, PRINTER, BOXES, BAGS, TOTES, SHOES, SPEAK-ERS, TOOLBOX, SCOOTER, HEAT-ER; LESLIE, LAWSON WALKER, 2 TOTES , MISC ITEMS; Sanchez, Kayla CLOTHES RACK, BOXES, LAUNDRY BASKETS, BAGS, TOTES, MISC ITEMS; Kaveh, Valerie KIDS SUITCASE, BAGS, MISC, STUFFED ANIMALS TOTES, LINENS; Garcia, Manuel TOTES, BOXES, TABLETOP GRILL, BOXES; Peters, Jisiya ADULT BIKE, KIDS BIKE, BOXES, BAGS, DRESSER, LAMP, 2 TVS, FOOT STOOL, BED FRAME, MISC ITEMS; Parker, Stephanie BAGS, CLOTHES, STUFFED ANIMALS, MISC ITEMS; Balderrama, Micaela BED FRAME, TABLE LAMPS, FLAT SCREEN TV, TABLE, DRESSER, CHAIRS, END TABLES, PLASTIC ORGANIZER Sewell, Faith SECTIONAL BIN; COUCH, DRESSER, BOXES, NIGHT-STANDS, SKATEBOARD, CHAIRS, KITTY CONDO , MISC ITEMS; Charron, David TOTES, TOOLS, FAN, 3 LADDERS, OLD DESK, DOLLY, FILE CABINET, BED FRAME, CON-STRUCTION TOOLS, MISC ITEMS; Taylor, Vanessa KIDS RACECAR BED FRAME, CHAIR, TABLEGRINDER, SHELVING, HIDEABED, BAGS, TA-BLE, MISC ITEMS; Oakes, Mitchell H. CLOTHES, BODY MASSAGER WITH HEAT, TOTES, TOOLBOXES, SUITCASES, ARTIFICIAL XMAS TREE, STEPLADDER, BAGS, MISC ITEMS; Linton, Brenton J. DRESS-ERS, CHAIRS, TOTES, BOXES, MAT-TRESSES, TV, AREA RUG, XMAS TREE, PORTABLE STEAM CLEAN-ER, MISC ITEMS; Dixon, Ayyashia MATTRESSES, BOXES, BAGS, SUIT-CASES, COOLER, END TABLES, TOTES; Harvey, Courtney MICRO-WAVE, DRESSER, NIGHTSTAND, SUITCASE, BREADBOX, TRASH CAN, TOTES, COOLERS, BASKET, MISC ITEMS; Colburn, Nicholas Cornhole Game, Loveseat, Toolboxes, Washer Dryer, High Chair, Shop-Vac, Tent, Chairs, Skateboard, Boxes, Ladder, Totes, Misc. Items; Miller, Ayanna MATTRESSES, BOXES, BAGS, KIDS BIKE, STEPPER, TV, AIR PURIFIER, STROLLER, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party. Jun. 27; Jul. 4, 2025 25-01816H

FIRST INSERTION NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA Case Number: 24-DR-007107 IN RE: THE MARRIAGE OF: ELIAS AUEAD, Petitioner/Husband, and

MAISEY AUEAD, Respondent/Wife.

YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amal Masri Esq., Attorney for Petitioner, whose address is 16800 NW 2nd Ave. Ste. 309 N. Miami Beach, FL 33169 and file the original with the clerk of court on or before July 25, 2025 and file the original with the clerk of this court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, FL 33601, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings. Dated 6/17/2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT By: JENNIFER TAYLOR Deputy Clerk

FLORIDA PROBATE DIVISION FILE NUMBER: 25-CP-00111 **DIVISION: B** IN RE: ESTATE OF JOHN DESTER A/K/A JOHN DESTER, JR. A/K/A JOHN J. DESTER, JR. DECEASED

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY

The administration of the estate of John Dester a/k/a John Dester, Jr., a/k/a John J. Dester, Jr., deceased, whose date of death was December 21, 2024, and whose Social Security Number is XXX-XX-2787, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or de-mands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OF 30 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, including unmatured, contingent or unliquidated claims, must file their claims with the Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

this Notice is June 27, 2025. Personal Representative

John J. Dester, III

3680 Timber Ridge Buchanan, VA 24066 Attorney for Personal Representative Donald B. Linsky, Esquire Donald B. Linsky & Associates, P.A. 1509 B Sun City Center Plaza Sun City Center, FL 33573 (813) 634-5566 Florida Bar Number 265853 donald@linskylaw.com Jun. 27; Jul. 4, 2025 25-01794H

Notice to Creditors Hillsborough COUNTY FLORIDA PROBATE DIVISION IN RE: ESTATE OF

The administration of the estate of SYLVESTER AUGUSTUS SAMUELS, SR., deceased, whose date of death was July 30, 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

IN THE CIRCUIT COURT FOR File Number: 25-CP-000287

FIRST INSERTION

Sylvester Augustus Samuels, Jr. Deceased.

set forth below.

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

lahassee, Florida June 27, 2025

days from the last day this Notice of Adoption Proceeding is published with the attorney for said Petitioner, whose name and address is shown below. and with the Chief Clerk of the Shelby County Probate Court at P.O. Box 825 Columbiana, Alabama 35051. If you fail to respond within said thirty (30) days, the Court may construe that failure as an implied consent to the adoption and as a waiver of a right to appear and of further notice of the adoption proceedings. If the adoption is approved, your parental rights, if any, will be considered terminated.

This the 13 day of June, 2025. Attorney: ROBERT M. ECHOLS ESQ. **4 OFFICE PARK CIRCLE** SUITE 116 BIRMINGHAM, AL 35223 (205)870-3700Jun. 27: Jul. 4, 11, 18, 2025

25-01857H



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

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH Family Care Center Healthpark Lab located at 5802 North 30th Street. Bldg. D, 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 Hillsborough, Florida, this 23rd day of June, 2025. Florida Health Sciences Cener, Inc. John Couris, President & CEO 25-01855H June 27, 2025

PUBLISH

LEGAL NOTICE

Call **941-906-9386**

or email legal@businessobserverfl.com

Business Observer

YOUR

and select the appropriate County name from the menu option

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 Tampa General Hospital Transplant Center Lab located at 409 Bayshore Blvd., 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 23 day of June, 2025. Florida Health Sciences Center, Inc. John Couris, President & CEO 25-01856H June 27, 2025

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tooth Troops located at 107 N 11th Street, Unit 430 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 22nd day of June, 2025.

Trudent Science LLC Kilian Stingle June 27, 2025 25-01841H Jun. 27; Jul. 4, 11, 18, 2025

25-01836H



intended to inform citizens of government activities.

The date of first publication of this notice is June 27, 2025.

Personal Representative: Latrisha Hinton 1309 W. Clearfield Street, Apt. B Philadelphia, PA 19132 Attorney for Personal Representative: Thomas C. Walser, Esq. E-mail Addresses: info@walserlaw.com, twalser@walserlaw.com Florida Bar No. 381578

WALSER LAW FIRM 4800 N. Federal Highway, Suite 108-D Boca Raton, Florida 33431 Telephone: (561) 750-1040 Jun. 27; Jul. 4, 2025 25-01820H THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 27, 2025.

Personal Representative: Sherryann Painter

c/o MACKEY LAW GROUP P.A. 1402 3RD AVE W BRADENTON, FL 34205 Telephone:(941) 746-6225 Fax: (941) 748-6584 Attorney for Personal Representative: Catherine Z. Mackey, Esq. Florida Bar Number: 657123 MACKEY LAW GROUP P.A. 1402 3RD AVE W BRADENTON, FL 34205 Telephone: (941) 746-6225 Fax: (941) 748-6584 Jun. 27; Jul. 4, 2025 25-01858H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION

File No. 25-CP-002042 IN RE: ESTATE OF LARRY MARTIN Deceased.

The administration of the estate of Larry Martin, deceased, whose date of death was October 18, 2023, 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 discover whether any property duty to held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 6/27/2025.

Personal Representative: Kewa Martin 10805 N Florence Ave Tampa, Florida 33612 Attorney for Personal Representative: Lyndy C. Jennings, Attorney Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A. 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 E-Mail: ljennings@lyndylaw.com Jun. 27; Jul. 4, 2025 25-01849H

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001902 IN RE: ESTATE OF BETTY JEAN FISHER, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of BETTY JEAN FISHER, deceased, File Number 25-CP-001902; 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 July 21. 2024; that the total value of the estate is \$14,100.66 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors: NO	ONE
Beneficiaries	:
BECKY JEAI	N KEEN
	5113 Presidential St.
	Seffner, FL 33584
BARRY EUG	ENE FISHER
	4919 72nd St. E.
	Bradenton, FL
	34203
GARRY ALA	N FISHER
	PO BOX 134
	Clayton, NC 27528
ALL INTERES	STED PERSONS ARE
NOTIFIED TH	AT:
All creditors	of the estate of the

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

The date of first publication of this

Notice is June 27, 2025. Person Giving Notice: BECKY JEAN KEEN

Petitioner 5113 Presidential St. Seffner, FL 33584 Attorney for Person Giving Notice: Ashley G. Friedrich Attorney for Petitioner Email: afriedrich@hnh-law.com Florida Bar No. 1007955 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 25-01796H Jun. 27; Jul. 4, 2025

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002058 IN RE: ESTATE OF ELAINE GONZALES, Deceased.

The administration of the estate of ELAINE GONZALES, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written emand is made by a creditor as specified under s. 732.2211. Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: June 27, 2025. MANUEL ANTHONY

GONZALES, JR. Personal Representative 22 Parker PL Fords, NJ 08863 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 Jun. 27; Jul. 4, 2025 25-01797H

FIRST INSERTION

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 24-CP-002675 Division B IN RE: ESTATE OF CHARLENE ROBERTA STUART Deceased. The administration of the estate of

Charlene Roberta Stuart, deceased, whose date of death was January 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 06/27/2025. Personal Representative:

Jeffrey A. Stuart 8115 Rothbury Hills PL Gibsonton, Florida 33534 Attorney for Personal Representative Lyndy C. Jennings, Attorney Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A. 330 Pauls Drive, Suite 212 Brandon, FL 33511 Telephone: (813) 315-8547 E-Mail: ljennings@lyndylaw.com 25-01850H Jun. 27; Jul. 4, 2025

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002030 Division A Florida Bar No. 144663 IN RE: ESTATE OF MELVIN H. SIMS Deceased.

The administration of the estate of MELVIN H. SIMS, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 the 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 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 27, 2025. Personal Representative

Name: CHARLES S. WHITE Address: 110 E. Reynolds St., Ste. 900, Plant City, FL 33563 Attorney for Personal Representative Charles S. White, Esq., of CHARLES S. WHITE, P.A. Florida Bar No. 144663 110 E. Reynolds St., Ste. 900 Plant City, Florida 33563 Tel. 813-752-6155 Fax. 813-754-1758 Email: cswatty@aol.com Jun. 27; Jul. 4, 2025 25-01815H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-002113 IN RE: ESTATE OF KAREN W. HURLEY Deceased.

The administration of the estate of Karen W. Hurley, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for HILL-SBOROUGH 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 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 27, 2025. **Personal Representative:**

Manuel Antonio Cardozo

Attorney for Personal Representative: FLORIDA ELDER LAW & LEGACY PLANNING /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 Email: ed@flellp.com Jun. 27; Jul. 4, 2025 25-01819H

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-1869 Division: B IN RE: Estate of CARLOS PENILLA a/k/a CARLOS ALBERTO PENILLA GARCIA,

Deceased. The administration of the estate of Carlos Penilla, also known as Carlos Alberto Penilla Garcia, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division,

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.

OF THIS NOTICE ON THEM.

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

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

The personal representative or curaor has no duty to discover whether any

NOTICE OF ACTION FOR: BREACH OF CONTRACT IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-010878 DIVISION: O HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS

a Florida corporation, Petitioner, v. RANDALL LOESCHNER, an individual.

Respondent. TO: RANDALL LOESCHNER 5115 Abisher Wood Lane YOU ARE NOTIFIED that an ac-

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address). Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

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 Compl te the Requ Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated on 6/17/2025.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

FIRST INSERTION

PROBATE DIVISION File No. 25-CP-1955 Division A IN RE: ESTATE OF SHERRILL GWEN HOLMBERG A/K/A SHERRY L. HOLMBERG Deceased.

The administration of the estate of Sherrill Gwen Holmberg a/k/a Sherry L. Holmberg, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

--- ESTATE ----

the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All 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

property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor, or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is: June 27, 2025.

/s/Carlos Penilla, Jr. Carlos Penilla, Jr. Personal Representative 11233 Blacksmith Drive Tampa, FL 33626 /s/Christian Smith Christian Smith, Esq.

Attorney for Personal Representative Florida Bar No. 1039145 Smith Will Trust PLLC 4830 W. Kennedy Blvd., #600 Tampa, FL 33609 Telephone: (727) 424-1464 Email: christiansmithlaw@gmail.com Jun. 27; Jul. 4, 2025 25-01818H tion has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HOL-LANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS through its counsel, Mason A. Pokorny, Esq. ADAMS AND REESE LLP, whose address is 100 N. Tampa St., Ste. 4000, Tampa, Florida 33602, on or before 7/23/2025, a date within 28 days after first publication, and file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on HOLLANDER EXTE-RIORS, INC., d/b/a WEATHER TITE WINDOWS or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

Mason A. Pokorny Florida Bar No. 106592 ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5518/ Fax: (813) 402-2887 Attorneys for Plaintiff Jun. 27; Jul. 4, 11, 18, 25, 2025

25-01814H

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,

The date of first publication of this notice is June 27, 2025.

Personal Representative: Douglas Holmberg

13430 Hobson Simmons Road Lithia, Florida 33547 Attorney for Personal Representative: /s/ Benjamin C. Sperry Benjamin C. Sperry, Attorney Florida Bar Number: 84710 SPERRY LAW FIRM 1607 S. Alexander Street, Suite 101 Plant City, Florida 33563-8421 Telephone: (813) 754-3030 Fax: (813) 754-3928 E-Mail: bcsperry@sperrylaw-pc.com Secondary E-Mail: pleadings@sperrylaw-pc.com Jun. 27; Jul. 4, 2025 25-01798H

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--- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2036 Division A IN RE: ESTATE OF **CHARLETTE ROTHCHILD** Deceased.

The administration of the estate of Charlette Rothchild, deceased, whose date of death was April 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 27, 2025.

Personal Representative: /s/ Marianna Diaz Marianna Diaz 7606 W. Hanna Avenue Tampa, Florida 33615 Attorney for Personal Representative: /s/ Brian P. Buchert Brian P. Buchert, Esquire Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837 E-Mail: BBuchert@BuchertLawOffice.com Jun. 27; Jul. 4, 2025 25-01821H

> FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate num-

bers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 2060260000

- File No.: 2025-499 Certificate No.: 2022 / 15625 Year of Issuance: 2022 Description of Property:
- HINGTON PARK LOT 8

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001430 Division: A IN RE: ESTATE OF

TIMOTHY LEE TINCHER Deceased. The administration of the estate of Tim-

othy Lee Tincher, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 S. Twiggs 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 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

Personal Representative:

notice is June 27, 2025.

Jason Tincher 587 E. Rich St. Apt. 106 Columbus, OH 43215 Attorney for Personal Representative: Kimberly K. Muenter, 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: kmuenter@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com Jun. 27; Jul. 4, 2025 25-01838H

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 2090250000 File No.: 2025-500 Certificate No.: 2022 / 15785 Year of Issuance: 2022 Description of Property: ARK AND 11 BLOCK 11 PLAT BK / PG : 4 / 48 SEC - TWP - RGE : 32 - 28 - 22 Name(s) in which assessed:

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-001994 IN RE: ESTATE OF EUGENIUSZ BARCEWICZ, DECEASED.

The administration of the estate of EU-GENIUSZ BARCEWICZ, deceased, whose date of death was April 6, 2025 is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 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 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 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.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:

Aleksander Barcewicz 5858 Central Ave St. Petersburg, FL 33707 Attorney for Personal Representative: Lama Alqasemi, Esq. BATTAGLIA, ROSS, DICUS & McQUAID, P.A. 5858 Central Ave. St. Petersburg, FL 33707 (727) 381 - 2300FBN: 1024651 Primary Email: lalqa@brdwlaw.com Secondary Email: bandr@brdwlaw.com Jun. 27; Jul. 4, 2025

NOTICE OF APPLICATION

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.: 1758640000 File No.: 2025-502 Certificate No.: 2022 / 14030 Year of Issuance: 2022 Description of Property: POWELL'S ADDITION LOT

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 25-CP-000777 IN RE: ESTATE OF CAROL JAN RICHARDSON

Deceased.

The administration of the estate of Carol Jan Richardson, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 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. The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is June 27, 2025.

Personal Representative: Thomas C. Richardson 1407 Pope Place Lutz, Florida 33548 Attorney for Personal Representative: Zachary R. Walters, Esq. Attorney Florida Bar Number: 1059075 WOLLINKA & WOLLINKA, Attorneys at Law 10015 Trinity Blvd, Suite 101A TRINITY, FL 34655 Telephone: (727) 937-4177 E-Mail: zack@wollinka.com Jun. 27; Jul. 4, 2025 25-01869H

FIRST INSERTION NOTICE OF APPLICATION

FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1992944274 File No.: 2025-503 Certificate No.: 2022 / 15232 Year of Issuance: 2022 Description of Property: TOWERS OF CHANNELSIDE CONDOMINIUM UNIT 2301-T2 AND AN UNDIV INT IN COMMON ELEMEN

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-000865 IN RE: ESTATE OF INELL RICKS. Deceased.

The administration of the estate of INELL RICKS. Deceased, whose date of death was April 22, 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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the 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 27, 2025.

AMANDA ANDERSON, 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 Jun. 27; Jul. 4, 2025 25-01865H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

which it was assessed are: Folio No.: 0898960000 File No.: 2025-506 Certificate No.: 2022 / 9254 Year of Issuance: 2022 Description of Property: TRACT BEG 196.1 FT S AND 604.23 FT W OF NE COR OF SW 1/4 OF SE 1/4 AND RUN S 103.9 FT W 162.88 FT N 103.9

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 25-CP-001235 Division: w IN RE: ESTATE OF JEFFREY LYNN ANDERSON.,

Deceased. The administration of the estate of JEFFREY LYNN ANDERSON, deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: June 27, 2025.

KIM ANDERSON 3506 Old Course Lane Valrico, FL 33596 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 25-01864H Jun. 27; Jul. 4, 2025

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0303875058

File No.: 2025-508 Certificate No.: 2022 / 2418

Year of Issuance: 2022 Description of Property: THE TAMPA RACQUET CLUB A CONDOMINIUM UNIT 131 TYPE 1/1 .003410 PERCENT OF OWNERSHIP OF COM-MON AND LIMITED COM-MON ELEMENTS PLAT BK / PG : 2 / 27

SEC - TWP - RGE : 33 - 28 - 18 Name(s) in which assessed: ESTATE OF OBDULIO HERNANDEZ YALAHA HOLDINGS 34639 LLC Ballard Green Trust 33511 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 (8/7/2025) 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 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025

25-01846HFIRST INSERTION

FOR TAX DEED

8 AND W 40 FT OF LOT 9

BLOCK 9 PLAT BK / PG : 4 / 47 SEC - TWP - RGE : 28 - 28 - 22 Name(s) in which assessed: ARD PRO SALES LLC All of said property being in the County of Hillsborough. State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) 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 6/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01801H

FRANCISCO RUIZ MENDEZ 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 (8/7/2025) 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 6/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01802H

PLAT BK / PG : 1 / 30 SEC - TWP - RGE : 17 - 29 - 19 Name(s) in which assessed: MAJEC REALTY HOLDINGS LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) 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 6/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025

25-01803H

PLAT BK / PG : 25 / 28 SEC - TWP - RGE : 19 - 29 - 19 Name(s) in which assessed: JASMINE NAIK DEVELOPMENT LLC

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the propdescribed in such certificate erty will be sold to the highest bidder on (8/7/2025) 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 6/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01804H

FT AND E 162.88 FT TO BEG LESS R/W FOR ROBINSON RD SEC - TWP - RGE : 22 - 28 - 15

Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to law, the prop-erty described in such certificate will be sold to the highest bidder on (8/7/2025) 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 6/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01805H

25-01806H



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

FIRST INSERTION

--- TAX DEEDS ----

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

cates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0218420000 File No.: 2025-509

Certificate No.: 2022 / 1935 Year of Issuance: 2022

Description of Property: INGLEWOOD PARK ADDI-TION NO 1 LOTS 8 9 AND 10 BLOCK 4

PLAT BK / PG : 12 / 93 SEC - TWP - RGE : 12 - 28 - 18 Name(s) in which assessed:

PAIKER PROPERTIES 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 (8/7/2025) 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 6/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01807H

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

which it was assessed are:

File No.: 2025-532

Description of Property:

13 BLOCK 43

Folio No.: 1804600000

Year of Issuance: 2022

Name(s) in which assessed:

3217 PINE ST LLC

Certificate No.: 2022 / 14341

MAC FARLANE PARK W 6 FT

OF LOT 11 AND LOTS 12 AND

PLAT BK / PG : 2 / 82 SEC - TWP - RGE : 15 - 29 - 18

All of said property being in the County

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

(8/7/2025) on line via the internet at

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205 two

working days prior to the date the ser-

vice is needed; if you are hearing or

voice impaired, call 711.

Jun. 27; Jul. 4, 11, 18, 2025

Dated 6/20/2025

www.hillsborough.realtaxdeed.com.

of Hillsborough, State of Florida.

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate num-

bers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1160430056 File No.: 2025-514 Certificate No.: 2022 / 10646 Year of Issuance: 2022 Description of Property: KINGSTON COURT VILLAS UNIT 212 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG : 20 / 80 SEC - TWP - RGE : 21 - 29 - 18 Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to law, the prop-erty described in such certificate will be sold to the highest bidder on (8/7/2025) 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 6/20/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01809H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-002972 NATIONSTAR MORTGAGE LLC, Plaintiff, VS. SANDRA W. JONES A/K/A

SANDRA WIGGINS JONES A/K/A SANDRA WIGGINS; UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DONNIE R. JONES, DECEASED; et al., Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Donnie R. Jones, Deceased

Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:

LOT 2, THE WEST 55 FEET OF THE EAST 110 FEET OF THE NORTH 95 FEET OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 19 EAST HILLSBOROUGH COUNTY FLORIDA.

FIRST INSERTION

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, 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 entered against you for the relief demanded in the complaint or petition.

--- ACTIONS / SALES ---

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.

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

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

CASE NO.: 25-CA-002174 PHH MORTGAGE CORPORATION, Plaintiff, VS. UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SHIRLEY M. GEORGE, DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries,

Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Shirley M. George, Deceased Last Known Residence: Unknown

TO:David Wayne Harrison Last Known Residence: 10110 Kenlake

Drive Riverview, FL 33569 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:

LOT TWENTY-SIX (26) OF KENLAKE SUBDIVISION AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, 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 entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated on June 16, 2025.

As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1395-1396B Ref# 11635 Jun. 27; Jul. 4, 2025 25-01842H

FIRST INSERTION

NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY,

CASE NO.: 29-2024-CA-002811 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FW-BKPL SERIES I TRUST, Plaintiff, v.

NOTICE IS HEREBY GIVEN that ment, to wit:

THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 21, PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

"Property")

TEREST IN THE SURPLUS FROM

FLORIDA

EDWARD T. WILLIAMS, et al,

pursuant to a Final Judgment in Foreclosure entered on February 4, 2025 and entered in Case No. 29-2024-CA-002811 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein TEQUILA WILLIAMS AND EDWARD T. WIL-LIAMS, et al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough. realforeclose.com on July 16, 2025 at 10:00am, the following described real property as set forth in said Final Judg-

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

800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired. call 711 GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/ Johanni Fernandez-Marmol Jason Duggar, Esq.

FL Bar No.: 83813 Christophal Hellewell, Esq. FL Bar No.: 114230 Anya E. Macias, Esq. FL Bar No.: 0458600 Tara Rosenfeld, Esq. FL Bar No.: 59454 Johanni Fernandez-Marmol, Esq.

FL Bar No.: 1055042 fcpleadings@ghidottiberger.com Jun. 27; Jul. 4, 2025 25-01817H

FIRST INSERTION

NOTICE OF ACTION IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY. FLORIDA

address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before 7/22/2025, and file the original with the clerk of the court either before service on the Plain-

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

FIRST INSERTION

13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 21-CA-008197 SELECT PORTFOLIO SERVICING, INC.,

Plaintiff, vs.

LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 14, 2025 and entered in Case No. 21-CA-008197, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFO-LIO SERVICING, INC. is Plaintiff and LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VIC-TOR 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 16, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK "B", LORENE

TERRACE, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 34, PAGE 36, OF THE PUBLIC RE-CORDS 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.

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.

Dated this 19th day of June 2025. 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.: 19-01490 SPS V6.20190626 Jun. 27; Jul. 4, 2025 25-01828H

Defendant(s).

LOT 254, FERN CLIFF, AC-CORDING TO THE PLAT

ANY PERSON CLAIMING AN IN-

and commonly known as: 1612 E NOME ST., TAMPA, FL 33604 (the

Dated on June 16, 2025. ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444

> Ref# 11636 Jun. 27; Jul. 4, 2025

1091-2668B

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60

IMPORTANT

DAYS AFTER THE SALE.

25-01812H

PUBLISH YOUR LEGAL NOTICE

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 descrip-

tion of the property, and the names in which it was assessed are: Folio No.: 1519310000

File No.: 2025-531

Certificate No.: 2021 / 12012 Year of Issuance: 2021 Description of Property:

HANKINS' SUBURBAN HOMESITES REVISED N 79.25 FT OF LOT 2 PLAT BK / PG : 29 / 26 SEC - TWP - RGE : 33 - 28 - 19

All of said property being in the County

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

(8/7/2025) on line via the internet at

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205 two

working days prior to the date the ser-

vice is needed; if you are hearing or

Victor D. Crist

25-01810H

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

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 6/20/2025

voice impaired, call 711.

Jun. 27; Jul. 4, 11, 18, 2025

Dated 6/20/2025

www.hillsborough.realtaxdeed.com.

Name(s) in which assessed:

KATHLEEN G SMITH

of Hillsborough, State of Florida.

FIRST INSERTION

Victor D. Crist

25-01811H

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

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.: 0850850000 File No.: 2025-510 Certificate No.: 2022 / 8611 Year of Issuance: 2022 Description of Property: N 100.07 FT OF S 200.14 FT OF NE 1/4 OF SW 1/4 OF SE 1/4 $\,$ LESS R/W SEC - TWP - RGE : 11 - 29 - 21 Name(s) in which assessed: MANUEL REYNOSO GRASIELA FRANCO REYNOSO All of said property being in the County of Hillsborough, State of Florida.

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01808H Unless such certificate shall be re-LV20906_V11



Case No. 25-CA-005045 Division B **REGIONS BANK**, deemed according to law, the prop-erty described in such certificate Plaintiff, vs. FRANCES ELIZABETH will be sold to the highest bidder on MCGOWAN; UNKNOWN (8/7/2025) on line via the internet at SPOUSE OF FRANCES www.hillsborough.realtaxdeed.com. ELIZABETH MCGOWAN: If you are a person with a disability JUSTIN FRANCIS WALSH; who needs any accommodation in order UNKNOWN SPOUSE to participate in this proceeding, you are entitled, at no cost to you, to the

OF JUSTIN FRANCIS WALSH: DESIREE MCGOWAN; UNKNOWN SPOUSE OF DESIREE MCGOWAN; GOODLEAP, LLC; and UNKNOWN TENANT

Defendant

TO: DESIREE MCGOWAN and UN-KNOWN SPOUSE OF DESIREE MC-GOWAN

last known address, 310 Terrace Drive, Brandon, Florida 33510

Notice is hereby given to DE-SIREE MCGOWAN and UNKNOWN SPOUSE OF DESIREE MCGOWAN that an action of foreclosure on the following property in Hillsborough Coun-ty, Florida:

LOT 21, BLOCK 6, EVERINA HOMES FIFTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 38, PAGE 7, 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 Leslie S. White, Esquire, the Plaintiff's attorney, whose

tiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON June 16, 2025.

VICTOR D. CRIST County Clerk of Circuit Court (SEAL) By: JENNIFER TAYLOR Deputy Clerk The Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602

Leslie S. White, Esquire, the Plaintiff's attorney, 420 S. Orange Avenue, Suite 700, P.O. Box 2346. Orlando, Florida 32802-2346 5715783.v1 Jun. 27; Jul. 4, 2025 25-01813H

We publish all Public sale, Estate & Courtrelated 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



--- ACTIONS / SALES ----

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-001282

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RYAN A. WESTFALL AND

KIMBERLY M. WESTFALL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 26, 2024, and entered in 23-CA-001282 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RYAN A. WEST-FALL; KIMBERLY M. WESTFALL; HILLSBOROUGH COUNTY, FL; SUMMERFIELD MASTER COM-MUNITY ASSOCIATION, INC. 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 15, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, SUMMER-FIELD VILLAGE II TRACT 5 PHASE I, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 57, PAGE 15, PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 13326 LAR-AWAY DRIVE, RIVERVIEW, FL 33579

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

45.031.

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 23-091450 - RaO Jun. 27; Jul. 4, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45**

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

CASE NO.: 23-CA-012708 LOANDEPOT.COM, LLC,

Plaintiff. VS. SCOTT DAVID PARKER; STEPHANIE PARKER A/K/A STEPHANIE L. PARKER; HIGHLAND MEADOWS AT AYERSWORTH HOMEOWNERS ASSOCIATION, INC.; 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 17, 2025 in Civil Case No. 23-CA-012708, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LOANDEPOT.COM, LLC is the Plaintiff, and SCOTT DA-VID PARKER; STEPHANIE PARKER A/K/A STEPHANIE L. PARKER; HIGHLAND MEADOWS AT AYER-SWORTH HOMEOWNERS ASSO-CIATION, INC.; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST

lis pendens must file a claim in accordance with Florida Statutes. Section IMPORTANT

ADA@fljud13.org Dated this 23 day of June, 2025.

PLLC

25-01848H

the following described real property as set forth in said Final Judgment, to wit: LOT 52, BLOCK 27, HIGH-LAND ESTATES PHASE 2B,

ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 121, PAGE(S) 198 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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 Coordina-tor, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 19th 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

FIRST INSERTION

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

CASE NO.: 18-CA-002507 MIDFIRST BANK. Plaintiff, VS. MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT: SHIRLEY D. LAMBERT; HILLSBOROUGH COUNTY FL CLERK OF COURT: STATE OF FLORIDA; 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, 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 May 21, 2019 in Civil Case No. 18-CA-002507, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County. Florida, wherein, MIDFIRST BANK is the Plaintiff, and MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT; SHIRLEY D. LAM-BERT; HILLSBOROUGH COUNTY FL CLERK OF COURT; STATE OF FLORIDA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN 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

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 22-CA-002624

JPMorgan Chase Bank, National Association Plaintiff, -vs.-Phillip Paul Sellers; et.al

Defendant(s). TO: Aliza Sexton: 4614 North Lincoln Avenue, Tampa, FL 33614, Jessy Laferty a/k/a Jesey Laferty: 4614 North Lincoln Avenue, Tampa, FL 33614 and Unknown Spouse of Jessy Laferty a/k/a Jesey Laferty: 4614 North Lincoln Av-

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, as-signees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LYING AND BEING LOCAT-ED IN THE CITY OF TAMPA,

August 18, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOTS 19 & 20, BLOCK "G" MAP OF HILLSBORO HEIGHTS. SOUTH ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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

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

Dated this 23rd 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: 2025.06.23 13:02:57-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1485-121B Jun. 27; Jul. 4, 2025 25-01853H FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-001275 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6.

Plaintiff, VS. BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL **REVENUE; 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 INTER-EST 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 December 26, 2024 in Civil Case No. 24-CA-001275, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPA-NY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 is the Plaintiff, and BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREA-SURY-INTERNAL REVENUE; UN-KNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS. DEVISEES. GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on August 12, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 9, GOLDSTEINS AD-DITION TO NORTH TAMPA, ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. FLORIDA.

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

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

Dated this 19th 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: John J. Cullaro, FL Bar No. 66699 2025.06.19 14:50:20-0'400' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15776B Jun. 27; Jul. 4, 2025 25-01831H

FIRST INSERTION

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

DIVISION: G United Shore Financial Services, LLC d/b/a United Wholesale Mortgage

ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-001005 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, Plaintiff and Jimmy McKee are defendant(s), I, Clerk of Court, Vic-tor D. Crist, will sell to the highest and

CORDED IN PLAT BOOK 34. PAGE(S) 62, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS 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

AS:

DIVISION: D

enue, Tampa, FL 33614

COUNTY OF HILLSBOR-OUGH, STATE OF FLORIDA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN

LOT 15, BLOCK 2, OF PLAZA TERRACE UNIT #3, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 4614 North Lincoln Avenue, Tampa, FL 33614.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before July 14, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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."

Case #: 23-CA-001005

Plaintiff. -vs.-

Jimmy McKee; Unknown Spouse of Jimmy McKee; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming

by, through, under and against the above named Defendant(s) **Defendant(s).** NOTICE IS HEREBY GIVEN pursu-

THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on August 18, 2025 at 10:00:00 AM EST

Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.06.19 15:48:37-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1454-689B Jun. 27; Jul. 4, 2025 25-01830H

WITNESS my hand and seal of this Court on the 6TH day of JUNE, 2025. Victor D. Crist Circuit and County Courts (SEAL) By: /s/ Mustafa Divan Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 22-325701 FC01 W50 Jun. 27; Jul. 4, 2025 25-01823H

best bidder for cash by electronic sale at http://www.hillsborough.realforeclose. com beginning at 10:00 a.m. on August 13, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, L.J. MICHAELSON'S RE-SUBDIVISION OF LOTS 1 & 2 BLOCK 3 OF W.E. HAM-NER'S FOREST ACRES, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-

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: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 22-328052 FC01 CEN Jun. 27; Jul. 4, 2025 25-01829H

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-001739 Freedom Mortgage Corporation Plaintiff, vs. Kenneth W. Sherman; Lisa Sherman; GTE Federal Credit Union DBA GTE Financial; United States of America on behalf of the Secretary of Veterans Affairs; Bay Hills Village Condominium Association, Inc. Defendants. TO: Kenneth W. Sherman

Last Known Address: 10602 Bay Hills Circle, Thonotosassa, FL 33592 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: SITE NO. 33, BLOCK 1, BAY HILLS VILLAGE, A CONDO-MINIUM, AND AN APPUR-TENANT UNDIVIDED IN-

TEREST IN THE COMMON ELEMENTS THEREOF, AC-

CORDING TO THE DECLA-

RATION OF CONDOMINIUM

RECORDED IN OFFICIAL RE-

CORDS BOOK 4525, PAGE 342,

OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUN-

TY, FLORIDA AS AMENDED

BY THAT CERTAIN AMEND-MENT TO DECLARATION OF CONDOMINIUM FOR BAY HILLS VILLAGE, A CONDO-MINIUM RECORDED IN OF-FICIAL RECORDS BOOK 4611. PAGE 1224, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, AND ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN CONDOMINIUM PLAT BOOK 7, PAGE(S) 63-1 THROUGH 63-2, PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, AS AMENDED BY THAT CER-TAIN PLAT BOOK 4. PAGE 8. OF THE PUBLIC RECORDS

FIRST INSERTION

OF HILLSBOROUGH COUN-TY, FLORIDA. TOGETHER WITH THAT CERTAIN 1988 PALM HAR-BOR MOBILE HOME WITH

VIN# 4942559A & 4942559B. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 25, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief

demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, vou 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.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on June 19, 2025.

Victor D. Crist As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk

Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 File # 25-F00438 Jun. 27; Jul. 4, 2025 25-01844H

--- ACTIONS / SALES ---

FIRST INSERTION

lows:

And

Parcel C:

corded in Plat Book 5, Page 55,

Public Records of Hillsborough

County, Florida, described as fol-

from the Northeast corner of

aforesaid Tract 6, thence South, 214.25 feet along the East

Boundary of said Tract 6, to

the point of beginning thence South 30.00 feet along the East

Boundary of said Tract 6; thence

South 87°55'31" West, 203.37

feet; thence North parallel with

the East Boundary of said Tract

6, 35.00 feet; thence North

89°20'02" East, 203.25 feet to

Together with that certain ease-

ment for ingress and egress con-

tained in instrument recorded

in O.R. Book 6651, Page 551 et.:

Seq. of the Public Records of

A portion of that 30.00 feet strip

of land lying between Tracts 6 and 7 in the Northeast 1/4 of

Section 10, Township 27 South,

Range 17 East, Keystone Park

Colony as per map or plat thereof

recorded in Plat Book 5, Page 55

of the Public Records of Hill-

sborough County, Florida, de-

scribed as follows: Beginning at the Northeast cor-

ner of aforesaid Tract 6; thence

N.89 degrees 21'13" E., 30.00

feet to the Northwest corner of

aforesaid Tract 7; thence South,

243.50 feet along the West

Hillsborough County, Florida.

the point of beginning;

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

OF FLORIDA IN AND FOR

HILLSBOROUGH COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 2023-CA-012341 THE BANK OF NEW YORK

MELLON F/K/A THE BANK OF

NEW YORK AS SUCCESSOR

IN INTEREST TO JP MORGAN

FOR CENTEX HOME EQUITY

INGRID AICH VON THADEN

INGRID I. AICH A/K/A INGRID

AICH A/K/A INGRID I. AICH, et al.,

NOTICE IS HEREBY GIVEN pursu-

ant to a Summary Final Judgment of

Foreclosure entered May 02, 2025 in

Civil Case No. 2023-CA-012341 of the

Circuit Court of the THIRTEENTH

JUDICIAL CIRCUIT in and for Hills-

borough County, Not Mapped, Florida,

wherein THE BANK OF NEW YORK

MELLON F/K/A THE BANK OF NEW

YORK AS SUCCESSOR IN INTEREST

TO JP MORGAN CHASE BANK, N.A.

AS TRUSTEE FOR CENTEX HOME

EQUITY LOAN TRUST 2006-A is

Plaintiff and Ingrid Aich Von Thaden

a/k/a Ingrid Aich a/k/a Ingrid I. Aich

a/k/a Ingrid Aich a/k/a Ingrid I. Aich,

et al., are Defendants, the Clerk of

Court, VICTOR D. CRIST, will sell to

the highest and best bidder for cash

electronically at www.Hillsborough.

A/K/A INGRID AICH A/K/A

LOAN TRUST 2006-A,

Plaintiff, vs.

Defendant.

to-wit:

CHASE BANK, N.A., AS TRUSTEE

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24CA004592 DIV. C

LOAN FUNDER LLC, SERIES 41458,

Plaintiff, vs. BRIDGEPORT PROPERTIES, LLC, a Florida Limited Liability Company; ANGEL SANTOS; SUN LAKES PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION. Defendants. TO: ANGEL SANTOS

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

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

LOT 11, BLOCK 4, SUN LAKES SUBDIVISION, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 1620 Bentwood Drive, Sun City Center, Florida 33573

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 130 Salem Court, Tallahassee, Florida 32301, on or before 7/29/2025 or within thirty (30) days after the first date of publication

in The Business Observer (whichever is later) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St.,

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

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

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

this Court this 23 day of June, 2024. CLERK OF THE COURT VICTOR D. CRIST

(SEAL) By: JENNIFER TAYLO As Deputy Clerk TIFFANI N. BROWN, ESQ.

Florida Bar No. 1008812 Tiffani N. Brown Law, PLLC 130 Salem Court Tallahassee, Florida 32301 Phone: (850) 513-0505 tbrown@tnbrownlaw.com Jun. 27: Jul. 4, 2025 25-01852H

FIRST INSERTION

AMENDED NOTICE OF ACTION: CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 251-CA-1011 DIVISION: O

BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR.,

Defendant. TO: JOHNNY L. ADKINS, JR.

611-613 Calhoun Avenue Seffner, Florida 33584

YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before July 23, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered

against you for the relief demanded in the complaint or petition. 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.

DATED on 6/18/2025 Victor D. Crist Clerk of the Court (SEAL) By: Jennifer Taylor Deputy Clerk Jun. 27: Jul. 4, 11, 18, 2025

25-01822H

FIRST INSERTION

Orlando, FL 32801

Phone: (407) 674-1850

Email: MRService@mccalla.com

25-01867H

Fax: (321) 248-0420

Fla. Bar No.: 146803

Jun. 27; Jul. 4, 2025

23-05967FL

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

COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 21-CA-009886 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

the parties AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ`S FOR ANSWERS TO MANY QUES-TIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COOR-DINATOR, 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. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-001480-1 Jun. 27; Jul. 4, 2025 25-01862H

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-014561 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR MORTGAGE IT TRUST 2004-1, Plaintiff, vs. NORMAN A. SMITH A/K/A NORMAN SMITH; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANTT WHO ARE UNKNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN ARE PERSONS. HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN SPOUSE OF NORMAN A. SMITH A/K/A NORMAN SMITH; GWENDOLYN F. SMITH: J.P. MORGAN CHASE BANK N.A., S/B/M CHASE MANHATTAN BANK USA, N.A.; WALDEN LAKE COMMUNITY ASSOCIATION, INC.; SUTTON WOODS HOMEOWNERS ASSOCIATION, INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN **TENANT: TENANT III/UNKNOWN** TENANT AND TENANT IV/ UNKNOWN TENANT, IN POSSESSION OF THE SUBJECT REAL PROPERTY, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 19, 2025, entered in Civil Case No.: 23-CA-014561 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPA-NY, AS INDENTURE TRUSTEE FOR MORTGAGE IT TRUST 2004-1, Plaintiff, and NORMAN A. SMITH A/K/A NORMAN SMITH; GWENDOLYN F. SMITH: J.P. MORGAN CHASE BANK N.A., S/B/M CHASE MANHATTAN BANK USA, N.A.; WALDEN LAKE COMMUNITY ASSOCIATION, INC.; SUTTON WOODS HOMEOWNERS ASSOCIATION, INC.; TENANT I/ UNKNOWN TENANT NOW KNOWN AS ARIEL WILSON, are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.

realforeclose.com, at 10:00 AM, on the 18th day of August, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 8, BLOCK 2, WALDEN LAKE UNIT 23, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 80, PAGE 23, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as un-claimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a dis-

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

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

Dated: June 20, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52020 Jun. 27; Jul. 4, 2025 25-01837H

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-001799 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DELORES REID AND SALEEM SALAAM, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2025, and entered in 23-CA-001799 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION is the Plaintiff and DE-LORES REID; SALEEM SALAAM; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; TECHNOLOGY CRED-IT UNION; BANK OF AMERICA, N.A.; MV REALTY PBC, LLC are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 16, 2025, the following described property as set forth in said Final Judgment, to wit: THAT PORTION OF LOT 17 AND THAT PORTION OF LOT 18, IN BLOCK 16 OF APOLLO BEACH, UNIT 1, PART 1, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST COR-NER OF LOT 15 IN BLOCK 16 OF APOLLO BEACH, UNIT 1, PART 1, AS RECORDED IN PLAT BOOK 34 ON PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA, AND RUN THENCE NORTH 21 DEG. 58 MIN. 02 SEC. EAST ALONG THE EASTERLY BOUNDARY OF SAID BLOCK, 153.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAV-ING A RADIUS OF 1382.40 FEET, RUN THENCE NORTH-ERLY ALONG SAID CURVE 43.61 FEET THROUGH A CENTRAL ANGLE OF 1 DEG. 48 MIN. 27 SEC. TO THE POINT OF BEGINNING, CONTINUE THENCE ALONG SAID CURVE 80.00 FEET THROUGH A CENTRAL AN-GLE OF 3 DEG. 18 MIN. 57 SEC. TO A POINT, RUN THENCE NORTH 73 DEG. 09 MIN. 21 SEC. WEST 125.00 FEET TO

A POINT, SAID POINT LY-ING ON A CURVE HAVING A RADIUS OF 1257.40 FEET AND WHOSE CHORD BEARS SOUTH 18 DEG. 30 MIN. 07 SEC. WEST FROM THE LAST MENTIONED COURSE RUN THENCE SOUTHERLY AND TO THE RIGHT ALONG SAID CURVE 72.77 FEET TO A POINT, RUN THENCE SOUTH 69 DEG. 50 MIN. 24 SEC. EAST 125.00 FEET TO THE POINT OF BEGINNING. Property Address: 6312 FAIR-WAY BLVD, APOLLO BEACH,

FL 33572

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 itled at no co 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, Hear-ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 23 day of June, 2025. By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@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 22-068726 - MiM Jun. 27; Jul. 4, 2025 25-01847H

FIRST INSERTION

Any persons claiming an interest in the IN THE COUNTY COURT OF THE surplus from the sale, if any, other than THIRTEENTH JUDICIAL CIRCUIT the property owner as of the date of the IN AND FOR HILLSBOROUGH lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may en-CYPRESS PARK GARDEN HOMES

lows: Beginning at the Northeast corner of aforesaid Parcel 2, run thence West along the North Boundary of said Parcel 203.25 feet, more or less; thence South, parallel with the West Boundary of said Parcel, 214.32 feet, more or less; thence East to the East Boundary of said Parcel 203.25

feet, more or less; thence North along the East Boundary, 214.25 feet more or less, to the point of beginning; And

per map or plat thereof as re-

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

Parcel B: That Portion of Tract 6 of the

Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as

Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Bv: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155

realforeclose.com in accordance with boundary of said Tract 7: thence Chapter 45, Florida Statutes on the S. 87 degrees 55'31"W., 30.02 25th day of July, 2025 at 10:00 AM on feet to the East boundary of said the following described property as set Tract 6: thence North 244.25 forth in said Summary Final Judgment, feet along the East boundary of said Tract 6 to the Point of Be-Parcel A: ginning. That Portion of Parcel 2, Tract 6, Any person claiming an interest in the surplus from the sale, if any, other than in the Northeast 1/4 of Section 10, Township 27 South, Range the property owner as of the date of the 17 East, Keystone Park Colony, lis pendens, must file a claim before the as per map or plat thereof as re clerk reports the surplus as unclaimed. corded in Plat Book 5, Page 55, If you are a person with a disability Public Records of Hillsborough who needs an accommodation in order County, Florida, described as folto access court facilities or participate in a court proceeding, you are entitled,

I CONDOMINIUM ASSOCIATION, Plaintiff. vs. DIEP TRUONG AND HIEU HUYNH, HUSBAND AND WIFE; AND UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants.

NOTICE OF SALE

COUNTY FLORIDA

Case No.: 24-CC-067409

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on June 14, 2025, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as: Condominium Parcel: Unit No.

32, CYPRESS PARK GARDEN HOMES I, a Condominium, according to the plat thereof recorded in Condominium Plat Book 5, page 33; and being further described in that certain Declaration of Condominium recorded in Official Records Book 4049, page 628, as amended in Official Records Book 4203, Page 227, and subsequent amendments thereto, of the Public Records of Hillsborough County, Florida. Also known as 11926 Dietz Drive,

Tampa, FL 33625. at public sale, to the highest and best

bidder, for cash, online https://www. hillsborough.realforeclose.com, on:

August 1, 2025, beginning at 10:00 AM.

large 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. Respectfully submitted, Johnson Pope Bokor Ruppel & Burns, LLP 360 Central Avenue, Suite 500 St. Petersburg, FL 33701 (727) 999-9900 - Telephone (727) 800-5981 — Facsimile Primary Email Address: kmaller@jpfirm.com Secondary Email Address: kmurphy@jpfirm.com Attorneys for Plaintiff. CYPRESS PARK GARDEN HOMES I CONDOMINIUM, INC. By: Karen E. Maller, Esquire Florida Bar No. 822035 Matter #160712 Jun. 27; Jul. 4, 2025 25-01863H

C/O U.S. BANK TRUST NATIONAL ASSOCIATION

Plaintiff(s), vs. DOUGLAS SPIEGEL; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 19, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best hidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of July, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: LOT 110, BLOCK 1, CARROLL-WOOD MEADOWS, UNIT VII, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 55, PAGE 44, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 4914 Oakshire Drive, Tampa, FL 33625 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. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates

attorney@padgettlawgroup.com as its

primary e-mail address for service, in the above styled matter, of all pleadings

and documents required to be served on

24

HILLSBOROUGH COUNTY

--- ACTIONS ----



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

FIRST INSERTION

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

DIVISION CASE NO. 24-CA-000010 FIFTH THIRD BANK, NATIONAL ASSOCIATION,

Plaintiff, vs. JOEL URENA, et al.,

Defendant. NOTICE IS HEREBY GIVEN pursu-

ant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NA-TIONAL ASSOCIATION is Plaintiff and Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 2, Block B, J & L Subdivision, according to the plat thereof as recorded in Plat Book 45, Page 77, of the Public Records of Hillsborough County, Florida.

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

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06150FL Jun. 27; Jul. 4, 2025 25-01868H

FIRST INSERTION

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

CASE NO.: 24-CC-063320 PLANTATION HOMEOWNERS, INC.

Plaintiff, vs. JOHN KEEN,AND UNKNOWN TENANT #1, UNKNOWN TENANT

Defendants.

#2

TO: JOHN KEEN 10703 FAIRFIELD VILLAGE DRIVE TAMPA, FLORIDA 33647

YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on February 22, 2024, in Official Records Instrument #: 2024076061, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida. ADDRESS: 10703 Fairfield Vil-

lage Drive, Tampa, FL 33624 LEGAL:

Lot 6, FAIRFIELD VILLAGE, as recorded in Plat Book 50 on Page 52 of the Public Records of Hillsborough County, Florida.

A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BREN-TON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 7/22/2025, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 16 day of June, 2025. Victor D. Crist Clerk of the Court (SEAL) by: Jennifer Taylor Deputy Clerk Clerk of Court address: 800 E. Twiggs St. Room 101 Tampa, FL 33602 Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250

 Tampa, FL 33609

 Jun. 27; Jul. 4, 2025
 25-01843H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case *: 25-CA-000651 DIVISION: D Wells Fargo Bank, N.A.

Plaintiff, -vs.-Kerri Browning a/k/a Kerri Michelle Browning; Unknown Spouse of Kerri Browning a/k/a Kerri Michelle Browning; United States of America, acting through the Rural Housing Service and its successors; Clerk of the Circuit Court for Hillsborough County, Florida; State of Florida Department of Revenue; MV Realty PBC, LLC; South Fork of Hillsborough County III Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). TO: Kerri Browning a/k/a Kerri Michelle Browning, WHOSE RESI-DENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579, Unknown Spouse of Kerri Browning a/k/a Kerri Michelle Browning, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579, Unknown Parties in Pos-session #1, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579 and Unknown Parties in Possession #2, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579 Residence unknown, if living, including any unknown spouse of the said Defendants, if ei-ther has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, as-signees, creditors, lienors, and trustees, and all other persons claiming by, through, under or

against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 36, IN BLOCK NO. 2, OF SOUTH FORK UNIT 9, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 269.

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

FOURTH INSERTION

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

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

Patients can obtain copies of their medical records at: WellMed at Plant City 507 W, Alexander Street Plant City, FL 33563 Phone: 1- 813-754-3504 Fax: 1- 813-752-6863

June 6, 13, 20, 27, 2025 25-01630H

SECOND 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 Elogida Statutes Section 715 100.

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, 27, 2025 25-01737H



SECOND INSERTION NOTICE OF ACTION If you are a Constructive Service needs any

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CC-010567

CASE NO. 25-CC-01056 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

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 NICH-OLAS HANDSCHUG A/K/A NICHOLAS AARON HAND-SCHUG, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVI-SEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN VOLLARE NOTIVIEED that an action

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 21, IN BLOCK 6, OF CY-PRESS CREEK PARCEL J PHASES 1 AND 2, A SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 132, PAGE 295, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, 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 PO. 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

SECOND INSERTION

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

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VIEW NOTICES ONLINE AT

Legals.Business ObserverFL.com

To publish your legal notice Email: legal@ businessobserverfl.com OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

more commonly known as 11514 Ashton Field Avenue, Riverview, FL 33579.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 7-14-2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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."

WITNESS my hand and seal of this Court on the 6 day of June, 2025.

Victor D. Crist Circuit and County Courts (SEAL) By: /s/ Kathi M. Simmons Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 23-329761 FC01 WNI Jun. 27; Jul. 4, 2025 25-01827H

NEIGHBORS

NEW

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property

on the property next to your house...

BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE





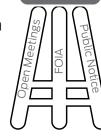


FloridaPublicNotices.com

Why Public Notice Should **Remain in Newspapers**

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

three-legged stool of government transparency





This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

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

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

prevent government officials from hiding information

they would prefer the public not to see





Publishing notices on the internet is neither cheap nor free

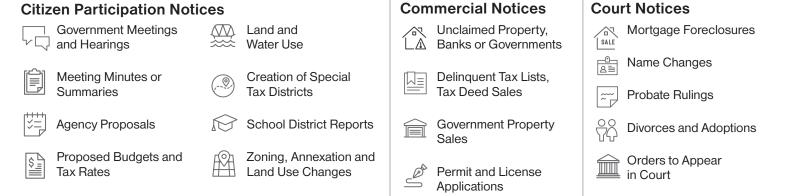


Newspapers remain the primary vehicle for public notice in

all 50 states



Court Notices



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





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.

Significant numbers of people in rural areas still lack highspeed 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.

Grade	F

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

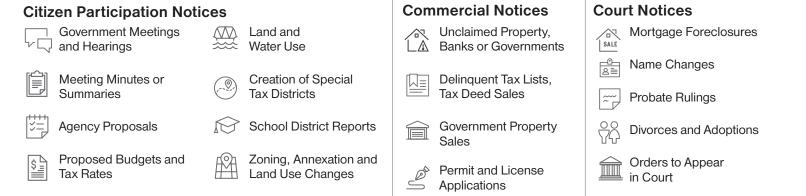
Verifying publication is difficult-to-impossible on the web.

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



ypes Of Public Notices

Commercial Notices



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

ESSENTIAL ELEMENTS **OF A PUBLIC NOTICE**

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



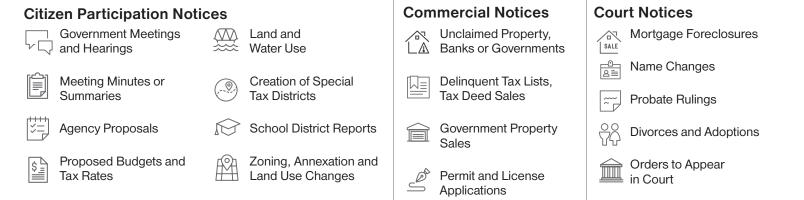
Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law





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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT 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

SECOND 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 VI-VECA 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 attor-

ney 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

SECOND 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., Attornev 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 of pleadings.

This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. WITNESS my hand and the seal

of said court at Hillsborough County, Florida on this 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

SECOND 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 repre-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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.

--- ACTIONS / ESTATE ---

SECOND 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 ad-dresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE TO CREDITORS (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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND INSERTION

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

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 speci-

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

As Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 Florida Bar No. 101511

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOF

FOURTH 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 Guarantor

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

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

Unit No. 600

3637 West Waters Avenue

Tampa, Florida 33614 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's 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-LICATION 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 accommodations 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 Hillsborough County, Florida. Dated: 5/29/2025

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

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

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-003677 DIVISION: D BLUE RIDGE EQUITIES, INC., Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF ROBERT RUSSO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOLORES RUSSO, DECEASED; NICKY BERARDO if living, and if deceased, THE UNKNOWN HEIRS, DEVISEES, GRANTEES,

Current Address: Unknown To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Dolores Russo, Deceased Last Known Address: Unknown Current Address: Unknown To: Nicky Berardo if living, and if deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Credi-tors, Trustees and All Other Claimants Claiming By, Through, Under or Against Nicky Berardo, Deceased. Last Known Address: Unknown Current Address: Unknown To: Any and All Unknown Parties Claiming By, Through, Under, and Against the Herein Named Individual Defendants Who Are Not Known To Be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants

Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action to determine beneficiaries and quiet title on the following property in Hill-sborough County, Florida:

THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, LESS THE NORTH 70 FEET. Property Address: 3101 BRU-TON ROAD, PLANT CITY, FL 33565

has been filed against you and you are required to serve a copy of your written defenses, by 7/8/25 or 30 days af-ter the first publication on Plaintiff's attorney, Quinn Legal, P.A., whose address is 19321 U.S. Highway 19 N., Suite 512, Clearwater, FL 33764; eservice@quinnlegal.com; kmiller@quinnlegal.com, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the omplaint or petition. Clerk of Co address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

ALL CLAIMS NOT FILED WITH NOTWITHSTANDING THE TIME A Personal Representative or cura-

fied under s. 732.2211.

/s/ Lisa L. Ash LISA L. ASH,

Attorney and Personal Representative Attorney for Personal Representative E-mail: SG@EasyEstateProbate.com

25-01736H

June 20, 27, 2025

SECOND INSERTION creditor as specified under s. 732.2211.

Florida Statutes. The written demand

June 20, 27, 2025 25-01768H

TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 FOREV-ER BARRED

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

The date of first publication of this notice is June 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 25-01746H 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, 27, 2025 25-01750H

HILLSBOROUGH COUNTY, FLORIDA File No. 24-CP-003018 Division A IN RE: ESTATE OF HARRY NORRIS WIGGINS, JR. Deceased.

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 must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 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

KRISTV INDIERO A/K/A KRISTY WILLIAMS; DEAN BERARDO; VICTOR INDIERO: JAMES INDIERO: LAZARO ORTEGA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEFS, OR

BY, THROUGH, UNDER, OR

MICHELLE INDIERO A/K/A

INDIERO A/K/A ANGELA

OTHER CLAIMANTS CLAIMING

AGAINST THE ESTATE OF NICKY

BERARDO, DECEASED; JOSEPH

INDIERO; MICHAEL S. MAGLIO;

MICHELLE SHANNON; ANGELA

Defendants.

To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Credi-tors, Trustees and All Other Claimants Claiming By, Through, Under or Against Michael Maglio, Deceased Last Known Address: Unknown Current Address: Unknown To: The Unknown Heirs, Devisees Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Mary Maglio, Deceased Last Known Address: Unknown Current Address: Unknown To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Robert Russo, Deceased Last Known Address: Unknown

**See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES

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

THESE ARE NOT COURT INFOR-MATION NUMBERS

This notice shall be published once a week for four consecutive weeks in the Business Observer.

WITNESS my hand and the seal of this court on this 2 day of June, 2025. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: JENNIFER TAYLOR Deputy Clerk

Quinn Legal, P.A. 19321 U.S. Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: 727-474-9603 eservice@quinnlegal.com kmiller@quinnlegal.com Jun. 13, 20, 27; Jul. 4, 2025

25-01673H

FOURTH INSERTION



--- ACTIONS / SALES ----

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000258 IN RE: ESTATE OF TERRY TALTON Deceased.

TO: RONALD TALTON, FATHER OF TERRY TALTON

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.

If you are a person with a disability

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, RIV-ERVIEW, FL 33579 UNKNOWN TENANT IN POSSES-

SION 1 11567 WESTON COURSE LOOP, RIV-

ERVIEW, FL 33579 UNKNOWN TENANT IN POSSES-

SION 2 11567 WESTON COURSE LOOP, RIV-

ERVIEW, FL 33579 LAST KNOWN ADDRESS STAT-ED, CURRENT RESIDENCE UN-

KNOWN 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,

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. Signed on this 10 day of JUNE, 2025.

As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk

Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 Jun. 13, 20, 27; Jul. 4, 2025

25-01706H

SECOND INSERTION

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 Ad-ministration 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-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

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

SECOND 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

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

THE UNKNOWN HEIRS,

LIENORS, CREDITORS,

WHO MAY CLAIM AN

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES,

TRUSTEES AND ALL OTHERS

INTEREST IN THE ESTATE OF

TERRI MOLFETTO, DECEASED,

TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF TERRI

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, grant-ees, assignees, lienors, creditors, trust-

ees, and all parties claiming an interest

following property: LOT 15, FOSTERVILLE, AC-

CORDING TO MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 64 OF

THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY.

MOLFETTO, DECEASED,

ing foreclosed herein.

Plaintiff, vs.

et. al.

Defendant(s),

SOLELY AS OWNER TRUSTEE

FOR RCAF ACQUISITION TRUST,

SECOND INSERTION

FLORIDA.

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

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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 imme-diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

(SEAL) BY: Mustafa Divan DEPUTY CLERK

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 25-271204 June 20, 27, 2025

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 INC., ALTERNATIVE LOAN TRUST PASS-THROUGH CERTIFICATES,

SECOND 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. 25-01771H June 20, 27, 2025

THIS NOTICE SHALL BE PUB-

If you are a person with a disability

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 11th day of June, 2025.

PRIMARY EMAIL: flmail@raslg.com 25-01728H

ELEMENTS APPURTENANT

THERETO.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, 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

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

SECOND 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 busi-ness 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 Man-ager's office via email at bjeskewich@vestapropertyservices.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 meet-ing. 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

SECOND 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 BANK OF NEW YORK MEL-LON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, 2006-19CB MORTGAGE SERIES 2006-19CB, Plaintiff, vs.

DAVID KEITH FASSETT, et al., Defendant.

To the following Defendant(s):

by, through, under or against the Defen-dants, who are not known to be dead or VICTOR D. CRIST CLERK OF THE CIRCUIT COURT alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be-YOU ARE HEREBY NOTIFIED that ROBERTSON, ANSCHUTZ, AND an action to foreclose a mortgage on the

SCHNEID, PL ATTORNEY FOR PLAINTIFF

SECOND INSERTION

COLEMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRISTOPHER COLEMAN, DECEASED, KAFIA COLEMAN, AS KNOWN HEIR TO CHRISTOPHER COLEMAN, DECEASED, KIMIKO 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. DE-

CEASED

CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UN-KNOWN

You are notified that an action to foreclose a mortgage on the follow-ing property in Hillsborough County, Florida:

LOT 4, BLOCK 3, SUN CITY CENTER UNIT 32B, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. commonly known as 1807 NEW BED-FORD DR, SUN CITY CENTER, FL 33573 has been filed against you and you are required to serve a copy of your

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: 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 25-01730H June 20, 27, 2025

ANY AND ALL UNKNOWN PARTIES CLAIMING BY THROUGH. UNDER. AND AGAINST ESTATE OF JAMES FASSETT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVI-SEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN

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

UNIT 118C. BRANDYCHASE. CONDOMINIUM, AC CORDING TO THE PLAT OF BRANDYCHASE, A CONDO-MINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGE 54, AND BEING FUR-THER 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 BE-ING 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

JBSCRIBE TO

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

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



Call: (941) 362-4848 or go to: www.businessobserverfl.com

--- SALES / ESTATE ---

SECOND 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 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 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: stephanlcohen@aol.com June 20, 27, 2025 25-01732H

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 Hills-borough County, Florida, Probate Divi-

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

SECOND INSERTION

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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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@srblawyer

June 20, 27, 2025

SECOND 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,

SECOND INSERTION

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 WITH-IN 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 Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes

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

NOTWITHSTANDING THE TIME 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

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.

SECOND INSERTION

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 Hills-borough 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 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The 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 25-01731H

SECOND 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 de-mands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is June 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

SECOND 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 Di-vision, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal repre-

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

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

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

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

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

The date of first publication of this notice is June 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 17224 Clearwater, FL 33762 Telephone: (727) 327-7800; Fax: (727) 498-6534 E-Mail: lhoppe@hoppelawgroup.com Secondary E-Mail: legal assistant@hoppelawgroup.comJune 20, 27, 2025 25-01775H

SECOND INSERTION

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

25-01725H

TIVE 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 PROP-ERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COM-MUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY

COUNTY, FLORIDA GENERAL JURISDICTION

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH IUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH DIVISION

Case No. 19-CA-008486 VIRGIL MOSLEY Jr., et al.,

Freedom Mortgage Corporation, Plaintiff, vs.

Defendants.

25-01726H June 20, 27, 2025 SECOND INSERTION

> 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 ap-

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

sion, File Number 25-CP-001879 the address of which is 800 Twiggs Street, Room 445 - Edgecomb 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 SER-VICE 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 AF-TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET

APPLY, UNLESS A WRITTEN DE MAND 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 PUBLICA-TION 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 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 SUM-MIT 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 RE-CORDED IN PLAT BOOK 126, PAGE 65, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-30-30-20-A35-000000-00076.0

pearance 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 25-01748H June 20, 27, 2025

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,

RARRED

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@attornevwalton.com $25-01774\mathrm{H}$ June 20, 27, 2025



Email your Legal Notice legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

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HILLSBOROUGH COUNTY BusinessObserverFL.com

--- ACTIONS / SALES / ESTATE ---

SECOND 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 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 DECDENT'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

25-01764H June 20, 27, 2025

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

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

SECOND 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 AN-GELA 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the 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 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

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

SECOND INSERTION

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

CASE NO. 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 pursu-

ant 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, Flor-ida, wherein U.S. BANK TRUST NA-TIONAL 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 www.hillsborough.realforeclose. at 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 THERE-OF, AS RECORDED IN PLAT BOOK 2, PAGE 62, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA, TOGETHER WITH THE WEST 1/2 OF CLOSED ALLEY ABUTTING ON THE EAST Property Address: 2911 N 16TH ST, TAMPA, FL 33605

an action for Foreclosure of Mortgage on the following described property: LOT 30, BLOCK 59, APOL-LO 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, APOL-LO 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 accor-

dance 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 e-mail: Administrative Office of the Courts, Attention: ADA Coordina-tor, 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.

SECOND INSERTION

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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO.: 23-CA-013243

ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET

INVESTMENT LOAN TRUST

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2006-3,

ZACHARIAH MARSHALL, ET AL.,

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 NATION-

AL ASSOCIATION, AS TRUSTEE

FOR STRUCTURED ASSET INVEST-

MENT LOAN TRUST MORTGAGE

PASS-THROUGH CERTIFICATES,

SERIES 2006-3, Plaintiff and ZACHA-RIAH MARSHALL; MARILYN MAR-

SHALL; US BANK NATIONAL AS-

SOCIATION, AS TRUSTEE FOR THE

C-BASS MORTGAGE LOAN ASSET-

BACKED CERTIFICATES, SERIES

2006-SL1, WITHOUT RECOURSE; TD BANK, N.A., SUCCESSOR IN IN-

TEREST TO RIVERSIDE NATION-

AL BANK OF FLORIDA are defen-

dants, 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

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-

forth in said Final Judgment, to-wit:. LOT 13, BLOCK 3, BRANDON

U.S. BANK NATIONAL

Plaintiff, v.

Defendant(s),

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 25-01758H June 20, 27, 2025

SECOND INSERTION

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

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS 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 PUB-LISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 58606 File No: NS23019-JMV June 20, 27, 2025 25-01733H

SECOND 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

SOUTH 132 FEET OF THE NORTH 165 FEET OF THE NORTH 7/8 OF GOVERNMENT LOT 1. SECTION 16, TOWNSHIP 30 SOUTH, RANGE 20 EAST, OF HILLSBOROUGH COUNTY, FLORIDA.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published

SECOND 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 pendin-gin 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

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

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS

SECOND INSERTION

MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602 Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 12 day of June 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03611 June 20, 27, 2025 25-01734H

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

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

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 22 day of May. 2025. Clerk Name: Victor Crist As clerk, Circuit Court Hillsborough County, Florida (SEAL) By Jennifer Taylor As Deputy Clerk Attorney for Petitioner: Pablo Morla, Esq. Morla Law Group, P.A. 3621 W. Kennedy Blvd. Tampa, Florida 33609

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

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 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. 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

25-01769H

Office: (813) 631-7226 Fax: (813) 946-5101 June 20, 27, 2025

HEIRS, BENEFICIARIES, DEVISÉES, 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.

ASSOCIATION, INC.: UNKNOWN

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), VIC-TOR 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, CARROLL-

WOOD CROSSINGS 2, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 125, PAGE(S) 282 THROUGH 285, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 4244 GAUGE LINE LOOP, TAMPA, FL 33624 IF YOU ARE A PERSON CLAIM-

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

twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH

A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMO-DATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMO-DATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@ FLJUD13.ORG. DATED June 9, 2025.

By: /s/ Lisa A. Woodburn Lisa A Woodburn Florida Bar No.: 11003 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 1491-204353 / TM1 June 20, 27, 2025 25-01745H



--- ACTIONS / SALES ----

SECOND 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 Scott 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

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,

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 Judi-cial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less that seven days. If you are hearing or voice impaired, call 711.

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

the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 June 20, 27, 2025 25-01729H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003060 NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** GRANTEES, ASSIGNEES,

Unknown Personal Representative of the Estate of Troy S. Toppel a/k/a Troy Last known address: Unknown Unknown Heirs, Beneficiaries and Devisees of the Estate of Troy S. Toppel

Hillsborough County, Florida:

Tampa, FL 33602

If you are a person with a disability

IN WITNESS WHEREOF, I have

Anthony R. Smith, Esquire,

FLORIDA.

Property Address: 8614 MANAS-SAS 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 re entitled at no cost to you to 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. 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

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,

NOTICE OF ACTION

COUNTY, FLORIDA

Case No.: 25-CA-002101

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT

SOLELY AS THE TRUSTEE OF

IMPERIAL FUND MORTGAGE

RAPAPORT A/K/A MORDECHAI

ZVI I RAPAPORT; UNKNOWN

SPOUSE OF MORDECHALZVI

MORDECHAI ZVI I RAPAPORT;

HOMEOWNERS' ASSOCIATION,

INC.; SOUTHSHORE BAY SOUTH HOMEOWNERS ASSOCIATION,

CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST

A NAMED DEFENDANT TO THIS

CLAIMING TO HAVE ANY RIGHT.

PROPERTY HEREIN DESCRIBED;

ACTION, OR HAVING OR

UNKNOWN TENANT #1:

UNKNOWN TENANT #2,

To the following Defendant(s):

RAPAPORT A/K/A MORDECHAI

RAPAPORT A/K/A MORDECHAI

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

Lot 20, Block 7, of Forest Brooke

Phase 4B, according to the Plat

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

THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

Plaintiff, vs.

SOLELY AS OWNER TRUSTEE

FOR RCAF ACQUISITION TRUST,

MORDECHAI ZVI ISRAEL

(RESIDENCE UNKNOWN)

UNKNOWN SPOUSE OF

MORDECHAI ZVI ISRAEL

(RESIDENCE UNKNOWN)

lowing described property:

Defendant.

and

ZVI I RAPAPORT

ZVI I RAPAPORT

TITLE OR INTEREST IN THE

INC.; ALL UNKNOWN PARTIES

Plaintiff, v. MORDECHAI ZVI ISRAEL

ISRAEL RAPAPORT A/K/A

TRUST 2022-NQM6,

SOUTHSHORE BAY

situated in Pinellas County, Florida described as: Lot 36, Block S-2, SOUTH FORK TRACT S and TRACT T, according to the Plat thereof as recorded in Plat Book 134, Pages 32-40, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11865 Brighton Knoll Loop, Riverview,

Florida, Victor Crist, the Clerk of

Court, will sell all the property

FL 33579. at public sale, to the highest and best bidder, for cash, at www.hillsborough. realforeclose.com, at 10:00 A.M. on August 8, 2025.

SECOND INSERTION

thereof, as recorded in Plat Book IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

> 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.

with Disabilities Act, If you are a per-son 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).

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

140, Pages 33 through 40, in-clusive, of the Public Records of Hillsborough County, Florida. a/k/a 17018 Oval Rum Dr, Wimauma, FL 33598

In accordance with the Americans

WITNESS my hand and the seal of

June 20, 27, 2025 25-01763H

SECOND INSERTION

LOT 11, BLOCK 6, OAKMONT MANOR UNIT NO. 2, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 45, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY. 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 immedithereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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.

SECOND INSERTION

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 Ad-ministration 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 25-01759HJune 20, 27, 2025

SECOND 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 fol-

lowing 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 PUB-LIC RECORDS OF HILLSBOR-

OUGH 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, COR-AL 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 BUSI-NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-

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 AGAINS THE ESTATE OF DEBORAH PEARSON, DECEASED at al

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@fljud13.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

SECOND INSERTION

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 RE-CORDED IN PLAT BOOK 47, PAGE 36. OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8609 FISH-LAKE 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 entitled at no co to vou 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, Hear-ing 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 24-230863 - NaP June 20, 27, 2025 25-01781H

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 pur-

LIENORS, CREDITORS,

suant 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 Countv. Florida, wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS. BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY H. FRA-ZIER, DECEASED; TASHA FRA-ZIER; SERVICE FINANCE COMPA-NY, LLC; CHARLESTON CORNERS PROPERTY OWNERS ASSOCIA-TION, 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.

WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. JOHNSON, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. JOHNSON, DECEASED; and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WENDY TROMBETTI, DECEASED; and THE UNKNOWN HEIRS, BENEFCIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF ROB-ERT WILLIAM PARSONS II, DE-CEASED,

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:

THIS NOTICE SHALL BE PUB-LISHED 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

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 ASSOCIA-TION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS IN-DENTURE 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, CREDI-TORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UN-DER OR AGAINS THE ESTATE OF DEBORAH PEARSON, DE-CEASED; FRANKLIN JOHNSON JR; CLERK OF COURT HILLSBOR-OUGH COUNTY FLORIDA; DEAN-NA SHAQUILLA REVERE; STATE OF FLORIDA DEPARTMENT OF **REVENUE: CITY OF TAMPA: LO-**REUE ALLEN; VERNON JEWEL PEARSON, JR; JAKIYA BRYANT; VASHON JOHNSON; DEBRENA BROOKS; CHRISHONNA DAN-IELS are the Defendant(s). Victor Crist as the Clerk of the Circuit Court