

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

BELMONT COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: July 30, 2025
TIME: 10:00 AM
LOCATION: Vista Palms Clubhouse
5019 Grist Mill Court
Wimauma, Florida 33598

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

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

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

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

Jason Greenwood, District Manager
June 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.

Stephanie DeLuna, District Manager
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 Brandon – 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

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

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

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

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

District Manager
June 27, 2025 25-01832H

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 Committee 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) 723-5900.

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 Stonebrier 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.

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 25-01834H

FIRST INSERTION

NOTICE OF BOARD MEETING
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

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 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 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

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

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

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

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

June 27, 2025 25-01833H

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.
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 evidence upon which such appeal is to be based.

Matthew Huber, District Manager
Jun. 27; Jul. 4, 2025 25-01845H

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE AND SPECIAL BOS MEETING
WYNNMERE 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

| | | | | | | | | | | | | | | | | | |
|--|---|------|---------|-----------------|--|----------------|--|-----------------|--|---------------------|--|-------------------|---------------------------------|--|--|--|--|
| <div>FIRST INSERTION</div> <div>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.</div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is 6/27/2025.</p><div><div>Personal Representative:</div><div>Kewa Martin</div><div>10805 N Florence Ave Tampa, Florida 33612</div><div>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, 202525-01849H</div></div></div> | <div>FIRST INSERTION</div> <div>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.</div> <div><p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>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:</p><table><tr><td>Name</td><td>Address</td></tr><tr><td>Creditors: NONE</td><td></td></tr><tr><td>Beneficiaries:</td><td></td></tr><tr><td>BECKY JEAN KEEN</td><td>5113 Presidential St. Seffner, FL 33584</td></tr><tr><td>BARRY EUGENE FISHER</td><td>4919 72nd St. E. Bradenton, FL 34203</td></tr><tr><td>GARRY ALAN FISHER</td><td>PO BOX 134 Clayton, NC 27528</td></tr></table><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is June 27, 2025.</p><div><div>Person Giving Notice:</div><div>BECKY JEAN KEEN</div><div>Petitioner</div><div>5113 Presidential St. Seffner, FL 33584</div><div>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 Jun. 27; Jul. 4, 202525-01796H</div></div></div> | Name | Address | Creditors: NONE | | Beneficiaries: | | BECKY JEAN KEEN | 5113 Presidential St. Seffner, FL 33584 | BARRY EUGENE FISHER | 4919 72nd St. E. Bradenton, FL 34203 | GARRY ALAN FISHER | PO BOX 134 Clayton, NC 27528 | <div>FIRST INSERTION</div> <div>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.</div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div><div>MANUEL ANTHONY GONZALES, JR.</div><div>Personal Representative</div><div>22 Parker PL Fords, NJ 08863</div><div>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, 202525-01797H</div></div></div> | <div>FIRST INSERTION</div> <div>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.</div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is 06/27/2025.</p><div><div>Personal Representative:</div><div>Jeffrey A. Stuart</div><div>8115 Rothbury Hills PL Gibsonton, Florida 33534</div><div>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, 202525-01850H</div></div></div> | <div>FIRST INSERTION</div> <div>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.</div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div><div>Personal Representative</div><div>Name: CHARLES S. WHITE</div><div>Address: 110 E. Reynolds St., Ste. 900, Plant City, FL 33563</div><div>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, 202525-01815H</div></div></div> | <div>FIRST INSERTION</div> <div>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.</div> <div><p>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 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><div><div>Personal Representative:</div><div>Manuel Antonio Cardozo</div><div>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, 202525-01819H</div></div></div> |
| Name | Address | | | | | | | | | | | | | | | | |
| Creditors: NONE | | | | | | | | | | | | | | | | | |
| Beneficiaries: | | | | | | | | | | | | | | | | | |
| BECKY JEAN KEEN | 5113 Presidential St. Seffner, FL 33584 | | | | | | | | | | | | | | | | |
| BARRY EUGENE FISHER | 4919 72nd St. E. Bradenton, FL 34203 | | | | | | | | | | | | | | | | |
| GARRY ALAN FISHER | PO BOX 134 Clayton, NC 27528 | | | | | | | | | | | | | | | | |

| | |
|---|--|
| <div>FIRST INSERTION</div> <div>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.</div> <div><p>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, 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All 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</p></div> | <p>OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor, or a beneficiary as specified under s. 732.2211.</p> <p>The date of first publication of this notice is: June 27, 2025.</p> <div><div>/s/Carlos Penilla, Jr. Carlos Penilla, Jr. Personal Representative</div><div>11233 Blacksmith Drive Tampa, FL 33626</div><div>/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, 202525-01818H</div></div> |
| <div>FIRST INSERTION</div> <div>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 Brandon, Florida 33511 YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HOLLANDER 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 EXTERIORS, 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.<p>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.</p></div> | <div>FIRST INSERTION</div> <div>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.</div> <div>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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.</div> <div>Dated on 6/17/2025.</div> <div>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</div> <div>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, 202525-01814H</div> |

PUBLISH YOUR LEGAL NOTICE

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

We offer an online payment portal for easy credit card payment

Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

6/20/25 1:24

--- 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. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 numbers 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: WASHINGTON PARK LOT 8 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 |

| 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 Timothy Lee Tinchler, 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Jason Tinchler 587 E. Rich St. Apt. 106 Columbus, OH 43215 Attorney for Personal Representative: Kimberly K. Muentner, 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: kmuentner@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: MADISON PARK LOTS 10 AND 11 BLOCK 11 PLAT BK / PG : 4 / 48 SEC - TWP - RGE : 32 - 28 - 22 Name(s) in which assessed: 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 |

| 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 EUGENIUSZ BARCEWICZ, deceased, whose date of death was April 6, 2025 is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs 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. 732.221. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 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) 381-2300 FBN: 1024651 Primary Email: lalqa@brdwlaw.com Secondary Email: bandr@brdwlaw.com Jun. 27; Jul. 4, 2025 25-01846H |
| 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.: 1758640000 File No.: 2025-502 Certificate No.: 2022 / 14030 Year of Issuance: 2022 Description of Property: POWELL'S ADDITION LOT 8 AND W 40 FT OF LOT 9 BLOCK 15 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 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 25-01803H |

| 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. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 ELEMENTS 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 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 25-01804H |

| 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is June 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 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 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 25-01805H |

| 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 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 Jun. 27; Jul. 4, 2025 25-01864H |
| 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 COMMON AND LIMITED COMMON ELEMENTS PLAT BK / PG : 2 / 27 SEC - TWP - RGE : 33 - 28 - 18 Name(s) in which assessed: ESTATE OF OBDULIO HERNANDEZ YALAHUA 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 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 25-01806H |

--- ACTIONS / SALES ---

FIRST INSERTION

Jun. 27; Jul. 4, 2025 25-01812H

has been filed against you and you are

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

FIRST INSERTION

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

Unless such certificate shall be re-

25-01808H

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

ACTIONS / SALES

| FIRST INSERTION | |
|---|--|
| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION 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. WESTFALL; KIMBERLY M. WESTFALL; HILLSBOROUGH COUNTY, FL; SUMMERFIELD MASTER COMMUNITY 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:</p> <p>LOT 13, BLOCK 1, SUMMERFIELD VILLAGE II TRACT 5 PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 15, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 13326 LARAWAY DRIVE, RIVERVIEW, FL 33579</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p> | <p>lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 23 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 23-091450 - RaO Jun. 27; Jul. 4, 2025 25-01848H</p> |

| FIRST INSERTION | |
|---|---|
| <p>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 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 are Defendants.</p> <p>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</p> | <p>the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 52, BLOCK 27, HIGHLAND 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 COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>Dated this 19th day of June, 2025.</p> <p>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@alldridgepite.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@alldridgepite.com 1454-689B Jun. 27; Jul. 4, 2025 25-01830H</p> |

| FIRST INSERTION | |
|---|--|
| <p>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. 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 are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on</p> | <p>August 18, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>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 HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>Dated this 23rd day of June, 2025.</p> <p>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@alldridgepite.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@alldridgepite.com 1485-121B Jun. 27; Jul. 4, 2025 25-01853H</p> |

| FIRST INSERTION | |
|---|--|
| <p>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 DIVISION: D 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 Jessy Laferty: 4614 North Lincoln Avenue, Tampa, FL 33614</p> <p>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, assignees, 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.</p> <p>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:</p> <p>LYING AND BEING LOCATED IN THE CITY OF TAMPA,</p> | <p>COUNTY OF HILLSBOROUGH, STATE OF FLORIDA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS:</p> <p>LOT 15, BLOCK 2, OF PLAZA TERRACE UNIT #3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>more commonly known as 4614 North Lincoln Avenue, Tampa, FL 33614.</p> <p>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.</p> <p>“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.”</p> <p>WITNESS my hand and seal of this Court on the 6TH day of JUNE, 2025.</p> <p>Victor D. Crist Circuit and County Courts (SEAL) By: /s/ Mustafa Divan Deputy Clerk</p> <p>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</p> |

| FIRST INSERTION | |
|---|--|
| <p>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 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 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 COMPANY, 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 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 PAR-</p> | <p>TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>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:</p> <p>THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 9, GOLDSTEINS ADDITION TO NORTH TAMPA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>Dated this 19th day of June, 2025.</p> <p>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. Collaro, FL Bar No. 66699 2025.06.19 14:50:20-0'400' FBN: 66699 Primary E-Mail: ServiceMail@alldridgepite.com 1221-15776B Jun. 27; Jul. 4, 2025 25-01831H</p> |

| FIRST INSERTION | |
|--|--|
| <p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 23-CA-001005 DIVISION: G United Shore Financial Services, LLC d/b/a United Wholesale Mortgage 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 pursuant 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, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on August 13, 2025, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 3, L.J. MICHAELSON'S RE-SUBDIVISION OF LOTS 1 & 2 BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-</p> | <p>CORDED IN PLAT BOOK 34, PAGE(S) 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>“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.”</p> <p>*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*</p> <p>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.</p> <p>LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: 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</p> |

| FIRST INSERTION | | |
|--|--|---|
| <p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-CA-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</p> | <p>Last Known Address: 10602 Bay Hills Circle, Thonotosassa, FL 33592</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>SITE NO. 33, BLOCK 1, BAY HILLS VILLAGE, A CONDOMINIUM, AND AN APPURTENANT UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4525, PAGE 342, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AS AMENDED</p> | <p>BY THAT CERTAIN AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BAY HILLS VILLAGE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4611, PAGE 1224, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE(S) 63-1 THROUGH 63-2, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS</p> <p>OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>TOGETHER WITH THAT CERTAIN 1988 PALM HARBOR MOBILE HOME WITH VIN# 4942559A & 4942559B.</p> <p>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</p> |

| | |
|---|--|
| <p>demand in the complaint or petition.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line</p> | <p>(813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>DATED ON June 19, 2025.</p> <p>Victor D. Crist As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk</p> <p>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</p> |
|---|--|

ACTIONS / SALES

| FIRST INSERTION |
|---|
| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 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 COUNTY, Florida:</p> <p>LOT 11, BLOCK 4, SUN LAKES SUBDIVISION, ACCORDING 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</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 130 Salem Court, Tallahassee, Florida 32301, on or before 7/29/2025, or within thirty (30) days after the first date of publication</p> |

| FIRST INSERTION |
|--|
| <p>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</p> |

| FIRST INSERTION |
|--|
| <p>NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA Case No.: 24-CC-067409 CYPRESS PARK GARDEN HOMES I CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. DIEP TRUONG AND HIEU HUYNH, HUSBAND AND WIFE; AND UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants. 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:</p> <p>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.</p> <p>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.</p> |

| | |
|--|---|
| 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 PUBLISHED 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 | 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 |
|--|
| <p>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 CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A, Plaintiff, vs. 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., Defendant. NOTICE IS HEREBY GIVEN pursuant 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 Hillsborough 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.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 Summary Final Judgment, to-wit:</p> <p>Parcel A: That Portion of Parcel 2, Tract 6, in the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as per map or plat thereof as recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows: 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 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 per map or plat thereof as recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows: 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 North along the East Boundary, 214.25 feet more or less, to the point of beginning; And Parcel C: 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 Hillsborough County, Florida, described as follows: Beginning at the Northeast corner 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 boundary of said Tract 7; thence S. 87 degrees 55'31"W., 30.02 feet to the East boundary of said Tract 6; thence North 244.25 feet along the East boundary of said Tract 6 to the Point of Beginning. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. 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 23-05967FL Jun. 27; Jul. 4, 2025 25-01867H</p> |

| FIRST INSERTION |
|--|
| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 21-CA-009886 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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 bidder 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:</p> <p>LOT 110, BLOCK 1, CARROLLWOOD MEADOWS, UNIT VII, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 4914 Oakshire Drive, Tampa, FL 33625</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. 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 Jun. 27; Jul. 4, 2025 25-01862H</p> |

| FIRST INSERTION |
|--|
| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 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 DEFENDANT 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 COMPANY, 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.</p> |

| FIRST INSERTION |
|---|
| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION 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 ASSOCIATION is the Plaintiff and DELORES REID; SALEEM SALAAM; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; TECHNOLOGY CREDIT UNION; BANK OF AMERICA, N.A.; MV REALTY PBC, LLC 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 16, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>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 CORNER 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 COUNTY, 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 HAVING A RADIUS OF 1382.40 FEET, RUN THENCE NORTHERLY 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 ANGLE OF 3 DEG. 18 MIN. 57 SEC. TO A POINT, RUN THENCE NORTH 73 DEG. 09 MIN. 21 SEC. WEST 125.00 FEET TO</p> |

| | |
|--|--|
| 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 RECORDED IN PLAT BOOK 80, PAGE 23, OF THE PUBLIC RECORDS 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 unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. 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 | |
| A POINT, SAID POINT LYING 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 FAIRWAY 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 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 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: fmail@raslg.com 22-068726 - MiM Jun. 27; Jul. 4, 2025 25-01847H | |

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.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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 pursuant 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, NATIONAL 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 Subdivi-

sion, according to the plat there- of 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 #2 Defendants.

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 Village 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, BRENTON 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 RESIDENCE 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 Possession #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 either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 269, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, 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 FCO1 WNI
Jun. 27; Jul. 4, 2025 25-01827H

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

FORTH 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 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

--- ACTIONS ---

SECOND INSERTION

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

CASE NO. 25-CC-010567

TRUIST BANK, Plaintiff, vs. LUIS ANGEL TORRES GONZALES, Defendants.

TO: LUIS ANGEL TORRES GONZALES
Last Know Addresses:
12318 Kentbrook Manor Ln.
Riverview, FL 33579

YOU ARE HEREBY NOTIFIED that a Verified Complaint for Replevin concerning the 2018 BMW M4, VIN: WBS4Y9C56JAC86787, has been filed and commenced in this court, in Hillsborough County, Florida, and you are required to serve a copy of your written defenses, if any, to ADAM J. WICK, ESQ. of Liebler, Gonzalez & Portuondo, attorneys for Plaintiff, whose address is, Courthouse Tower - 25th Floor, 44 West Flagler Street, Miami, FL 33130, and file the original with the Clerk of the above styled court on or before 7/24/2025; otherwise, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once each week for two consecutive weeks in the Business Observer.
ADA

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

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

CASE NO. 25-CA-004507

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ASHLEY NICOLE ROBERTS A/K/A ASHLEY ROBERTS HANDSCHUG, et al., Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF NICHOLAS HANDSCHUG A/K/A NICHOLAS AARON HANDSCHUG, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 21, IN BLOCK 6, OF CYPRESS CREEK PARCEL J PHASES 1 AND 2, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 295, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of 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: Jennifer Taylor, Deputy Clerk of Court, on or before 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

NEW NEIGHBORS


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

PUBLIC NOTICE DAY JAN 24 2018

FLORIDA PUBLIC NOTICES

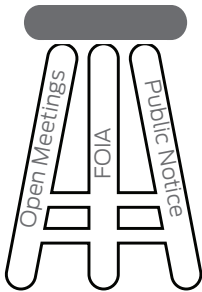
FLORIDA PUBLIC NOTICES

Business Observer

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

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

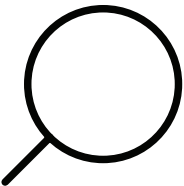


Citizens continue to learn about vital civic matters from newspaper notices.

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

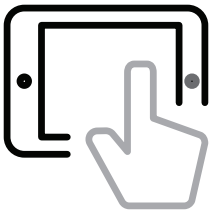
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

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



2. Archivable

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



3. Independent

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com
To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ACTIONS / ESTATE ---

| SECOND INSERTION | 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. | NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-003385 Division: R IN RE: THE MATTER OF PAULINA DANIEL, Petitioner/Mother, and IVAN ORDONEZ AGUILAR, Respondent/Father. TO: IVAN ORDONEZ AGUILAR YOU ARE HEREBY NOTIFIED that a Petition to Establish Parenting Plan by Publication/Posting and for Related Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 7/17/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. Clerk of Court Address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking pleadings. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 11 day of June, 2025. Clerk Name: VICTOR D. CRIST As clerk, Circuit Court Hillsborough County, Florida (Circuit Court Seal) By JENNIFER TAYLOR As Deputy Clerk |
| Attorney for Personal Representative: 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 | 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. | NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001493 IN RE: ESTATE OF CHARLES DEAN MARTIN, Deceased. |
| The administration of the estate of CHARLES DEAN MARTIN, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida. Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33606. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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 administration of the estate of CHARLES DEAN MARTIN, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida. Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33606. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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 |

| 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 VIVECA HOLT, deceased, whose date of death was April 10th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: CAITLIN HOLT 12717 Knights Griffin Rd THONOTOSASSA, Florida 33592 Attorney for Personal Representative: Michael L. Severe, Esq. Tampa Law Group, P.A. Florida Bar Number: 102833 15310 Amberly Dr. Tampa, Florida 33647 Telephone: (813) 384-3387 E-mail: michael@mytampalawgroup.com June 20, 27, 2025 25-01746H |

| SECOND INSERTION | 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. | NOTICE TO CREDITORS IN THE CIRCUIT COURT 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. |
| The administration of the estate of Dennis August D'Amico, a/k/a Dennis A. D'Amico, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: Laurie M. Pung S95W13338 St. Andrews Drive Muskego, WI 53150 Attorney for Personal Representative: Sabrina L. Casagrande, Esq. Attorney for Personal Representative Florida Bar Number: 107163 Stross Law Firm, P.A. 1801 Pepper Tree Drive Oldsmar, FL 34677 Telephone: (813) 852-6500 Fax: (813) 852-6450 E-Mail: scasagrande@strosslaw.com Secondary E-Mail: vadams@strosslaw.com June 20, 27, 2025 25-01768H | NOTICE TO CREDITORS IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 25-CP-001888 DIVISION: A IN RE: The Estate of HAZEL SUMMERS AMERSON, A/K/A HAZEL AMERSON Deceased. |
| TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of HAZEL SUMMERS AMERSON A/K/A HAZEL AMERSON, deceased, whose date of death was April 24, 2025, and whose social security number is XXX-XX-7833, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. The date of first publication of this Notice is June 20, 2025. /s/ Lisa L. Ash LISA L. ASH, As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 June 20, 27, 2025 25-01736H | NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA File No. 24-CP-003018 Division A IN RE: ESTATE OF HARRY NORRIS WIGGINS, JR. Deceased. |
| 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, 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: /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 | creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: /s/ Timothy Wiggins Timothy Dale Wiggins 37 Laurence Drive Clifton Park, New York 12065 Attorney for Personal Representative: /s/ Robert S. Walton Robert S. Walton Attorney for Personal Representative Florida Bar Number: 92129 Law Offices of Robert S. Walton, PL 3802 W. Bay to Bay Boulevard, Suite 11 Tampa, Florida 33629 Telephone: (813) 434-1960 Fax: (813) 200-9637 E-Mail: rob@attorneywalton.com Secondary E-Mail: eservice@attorneywalton.com June 20, 27, 2025 25-01749H |
| SECOND INSERTION | SECOND INSERTION |

| FOURTH INSERTION | THIRD INSERTION |
|---|---|
| AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-006674 FOUNTAIN OAKS BUSINESS CENTER, INC., a Florida corporation, Plaintiff, vs. KASA LUXE GROUP, LLC, a Florida Limited Liability Company, ALEXANDRA L. CASH-GARCIA, as Personal Guarantor, and YANET BARROSO LEON, as Personal Guarantor, Defendants. Kasa Luxe Group, LLC Alexandra L. Cash-Garcia, as Personal Guarantor Yanet Barroso Leon, as Personal Guarantor Unit No. 600 3637 West Waters Avenue Tampa, Florida 33614 YOU ARE NOTIFIED that an action for money damages has been filed against you with respect to the commercial property more particularly described as the: Unit No. 600 3637 West Waters Avenue Tampa, Florida 33614 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON | 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, Creditors, 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 Hillsborough 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, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 70 FEET. Property Address: 3101 BRUTON 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 after 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 Complaint or petition. Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. **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 INFORMATION 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 |

ACTIONS / SALES

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

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 |
|---|
| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-002627 BANK OF AMERICA, N.A., Plaintiff, vs. MARK ANTHONY HUMPHREYS A/K/A MARK A. HUMPHREYS, et al., Defendant. To: MARK ANTHONY HUMPHREYS A/K/A MARK A. HUMPHREYS 11567 WESTON COURSE LOOP, RIVERVIEW, FL 33579 UNKNOWN TENANT IN POSSESSION 1 11567 WESTON COURSE LOOP, RIVERVIEW, FL 33579 UNKNOWN TENANT IN POSSESSION 2 11567 WESTON COURSE LOOP, RIVERVIEW, FL 33579 LAST KNOWN ADDRESS STAT-ED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 13, BLOCK 7, PANTHER TRACE PHASE 2A-2, UNIT 2 AS RECORDED IN PLAT BOOK 105, PAGES 240-269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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,</p> |

Suite 155, Orlando, FL 32801 and file the original with the Clerk of Court by 7/18/25 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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

WITNESS my hand and seal of said Court on the 12 day of June, 2025.

Victor Crist
CLERK OF COURT OF
HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11449FL
June 20, 27, 2025

25-01773H

| SECOND INSERTION |
|--|
| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-003086 Division E NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. O'NEILS COLEMAN, AS KNOWN HEIR TO CHRISTOPHER COLEMAN, DECEASED, O'NEILS COLEMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHRISTOPHER COLEMAN, DECEASED, KAFIA COLEMAN, AS KNOWN HEIR TO CHRISTOPHER COLEMAN, DECEASED, 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, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UNKNOWN</p> <p>You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>LOT 4, BLOCK 3, SUN CITY CENTER UNIT 32B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>commonly known as 1807 NEW BEDFORD DR, SUN CITY CENTER, FL 33573 has been filed against you and you are required to serve a copy of your</p> |

written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 7/2/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: May 27, 2025.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2529162/wlp
June 20, 27, 2025

25-01730H

| SECOND INSERTION |
|---|
| <p>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.</p> <p>June 20, 27, 2025</p> <p>25-01770H</p> |

| SECOND INSERTION |
|--|
| <p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004010 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TERRI MOLFETTO, DECEASED, et. al. Defendant(s). TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TERRI MOLFETTO, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 15, FOSTERVILLE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 64 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,</p> |

FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before July 17, 2025 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

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

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-271204
June 20, 27, 2025

25-01728H

| SECOND INSERTION |
|--|
| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-003638 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWTAL, INC., ALTERNATIVE LOAN TRUST 2006-19CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-19CB, Plaintiff, vs. DAVID KEITH FASSETT, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF JAMES K FASSETT, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>UNIT 118C, BRANDYCHASE, A CONDOMINIUM, ACCORDING TO THE PLAT OF BRANDYCHASE, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 3, PAGE 54, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3832 PAGE 1490, AS AMENDED BY O.R. BOOK 3921, PAGE 1927, AND BEING RE-RECORDED IN O.R. BOOK 3922, PAGE 1650, ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON</p> |

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

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

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

thereafter; otherwise a default will be entered against you for the relief demanded in the Second Amended Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

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

Dated: March 19, 2025

/s/ John J. Agliano
John J. Agliano / FBN: 0503150
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
V. Stephen Cohen / FNB: 0948756
Primary: scohen@bcalaw.com
Secondary: heckman@bcalaw.com
Joshua S. Foutz / FBN: 1049775
Primary: jfoutz@bcalaw.com
Secondary: dcamacho@bcalaw.com
Bajo Cohen Agliano P.A.
606 E Madison Street
Tampa, FL 33602
Phone: (813) 223-3130
Fax: (813) 490-1026
Attorneys for Plaintiff Hillsborough Title, Inc., d/b/a Paramount Title
Jun. 6, 13, 20, 27; Jul. 4, 11, 2025

25-01609H

| SECOND INSERTION |
|---|
| <p>Notice of Public Hearing and Board of Supervisors Meeting of the Panther Trace Community Development District</p> |
| <p>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.</p> <p>The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.mypanthertrace.net, or may be obtained by contacting the District Manager's office via email at bjeskewich@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 398.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
| <p>Barry Jeskewich, District Manager June 20, 27, 2025</p> <p>25-01779H</p> |

| SECOND INSERTION |
|--|
| <p>CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT</p> <p>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</p> |
| <p>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/.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
| <p>Ruben Durand, District Manager June 20, 27, 2025</p> <p>25-01719H</p> |

--- 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

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

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-001731
IN RE: ESTATE OF
SHIRLEY ANN SPENCE,
Deceased.

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

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

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

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

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

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

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

SHARON HAMILTON,
Personal Representative

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

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,
Deceased.

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

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

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

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

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

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

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

KATHLEEN PATTERSON LOPEZ
Personal Representative

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

Personal Representative

Larry L. Wright, Jr.
125 Gingerbread Place
Fayetteville, Georgia 30214
404-509-2950

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

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

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

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

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

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

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

DIANE K. WOODYARD
Personal Representative

914 El Rancho Dr.
Sun City Center, FL 33573

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

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

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

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

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

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

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

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

Personal Representative:
Lindsey North

784 45th Avenue Northeast
St. Petersburg, Florida 33703

Attorney for Personal Representative:
Lisa A. Hoppe, Esq.
Florida Bar Number: 902111
LISA A. HOPPE, P.A.
P.O. Box 17224
Clearwater, FL 33762
Telephone: (727) 327-7800;
Fax: (727) 498-6534
E-Mail: lhoppe@hoppelawgroup.com
Secondary E-Mail:
legalassistant@hoppelawgroup.com
June 20, 27, 2025 25-01775H

SECOND INSERTION

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

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

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: June 20, 2025

Justin C. Poppa, Sr.
Personal Representative
16122 Muirfield Drive
Odessa, FL 33556

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

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. 19-CA-008486
Freedom Mortgage Corporation,
Plaintiff, vs.
VIRGIL MOSLEY Jr., et al.,
Defendants.

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


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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org. Dated this 10th day of June, 2025.

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

SAVE
TIME



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

1V20906_1V33

ACTIONS / SALES / ESTATE ---

| | | | |
|---|---|---|---|
| <div>SECOND INSERTION</div> <div>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 SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: DANIEL ERIC WALKER 4040 Forecast Drive BRANDON, FL 33511 Attorney for Personal Representative: /s/ G. Wrede Kirkpatrick G. Wrede Kirkpatrick, Esq. Florida Bar No. 984116 THE LAW OFFICE OF WREDE Kirkpatrick, P.A. 12201 Kelp Lane Riverview, FL 33569 Telephone: (813) 477-3132 Email: Wrede@KirkpatrickLawOffice.com June 20, 27, 2025 25-01764H</div> | <div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001858 IN RE: ESTATE OF ANGELA MARIE VINCENT, Deceased, The administration of the estate of ANGELA MARIE VINCENT, Deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is June 20, 2025. DONNA DENISCO, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com June 20, 27, 2025 25-01753H</div> | <div>SECOND INSERTION</div> <div>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 an action for Foreclosure of Mortgage on the following described property: LOT 30, BLOCK 59, APOLLO BEACH, UNIT EIGHT, SECTION "A" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 97 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 6530 BIMINI CT, APOLLO BEACH FL 33572 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before July 22, 2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: ADA@fljud13.org</div> | <div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-013243 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff, v. ZACHARIAH MARSHALL, ET AL., Defendant(s), NOTICE IS HEREBY GIVEN pursuant to an Agreed Order dated June 4, 2025 entered in Civil Case No. 23-CA-013243 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, Plaintiff and ZACHARIAH MARSHALL; MARILYN MARSHALL; US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-SL1, WITHOUT RECOURSE; TD BANK, N.A., SUCCESSOR IN INTEREST TO RIVERSIDE NATIONAL BANK OF FLORIDA are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on July 9, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 13, BLOCK 3, BRANDON EAST SUBDIVISION, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 35 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 24-CA-007492 RF-Section I U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R5, Plaintiff, vs. MARON L. GEBRON; MV REALTY PBC, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of foreclosure dated May 20, 2025, and entered in Case No. 24-CA-007492 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2020-R5 is Plaintiff and MARON L. GEBRON; MV REALTY PBC, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on July 22, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: THE EAST 100 FEET OF THE WEST 533 FEET OF THE 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED 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 / TMI June 20, 27, 2025 25-01745H</div> |
| | | | |

| | | | |
|--|---|--|---|
| <div>FOURTH INSERTION</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-005755 Division: D IN RE: THE MARRIAGE OF MIGUEL EMILIO CHAVEZ ESPINOSA, Petitioner/Husband, and JILLIAN OLIVIA PRICE, Respondent/Wife. TO: JILLIAN OLIVIA PRICE YOU ARE HEREBY NOTIFIED that a Verified Petition for Dissolution of Marriage by Publication has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 6/27/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. The Clerk of Court Address is 800 E. Twiggs St., Tampa, FL 33602. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 22 day of May, 2025. Clerk Name: Victor Crist 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</div> | <div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS 25-CP-002070 Estate of Roger Earl Mitchell, deceased, The administration of the Estate of Roger Earl Mitchell, deceased, whose date of death was April 28, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division A the case number of which is 25-CP-002070. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copyof this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. Personal Representative: Madonna Mitchell 10053 Cedar Dune Dr Tampa, Fl 33624-5092 Attorney for Personal Representative: Omar A. Erchid, Esq. ERCHID LAW PLLC Florida Bar No. 1010955 203 N. Armenia Ave, #101 Tampa, Florida 33609 omar@erchidlaw.com Office: (813) 631-7226 Fax: (813) 946-5101 June 20, 27, 2025 25-01769H</div> | <div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-000358 SECTION # RF PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. MARIA REGNETTA A/K/A MARIA YURINA REGNETTA A/K/A MARIA YURINA; CARROLLWOOD CROSSING PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT REGNETTA AKA ROBERT RICHARD REGNETTA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 16 day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 1, CARROLLWOOD CROSSINGS 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE(S) 282 THROUGH 285, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 4244 GAUGE LINE LOOP, TAMPA, FL 33624 IF YOU ARE A PERSON CLAIM-</div> | <div>SECOND INSERTION</div> <div>ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 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</div> |
|--|---|--|---|

ACTIONS / SALES

| SECOND INSERTION | | |
|---|---|--|
| <p>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</p> | <p>Manning, SC 29102 Keri Ditson 1210 Tearcoat Rd Racine, WI 53405 Keri Ditson 7022 Bloomville Rd. Manning, SC 29102 Keri Ditson 1210 Tearcoat Rd. Alcoulu, SC 29001 Keri Ditson 1526 Logan Ave. Marinette, WI 54143 Hope Cabaniss 14750 Arlington Street Dade City, FL 33525 Unknown Personal Representative of the Estate of Troy S. Toppel a/k/a Troy Scott Toppel Last known address: Unknown Unknown Heirs, Beneficiaries and De- visees of the Estate of Troy S. Toppel a/k/a Troy Scott Toppel Last known address: Unknown YOU ARE HEREBY NOTIFIED that an Action to foreclose a mortgage on the following described property in Hillsborough County, Florida: Lots 11 and 12, Block 1, LILLIE ESTATES UNIT-A, according to the plat thereof recorded in Plat Book 23, Page 44, of the Public Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by July 15, 2025 or (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi- ately thereafter, or a default will be en- tered against you for the relief demand- ed in the Complaint. The Clerk of Court address is 800 E. Twiggs St. Room 101, Tampa, FL 33602 If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such as- sistance, 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 than seven days. If you are hearing or voice impaired, call 711. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsbor- ough County, Florida, this 9 day of June, 2025. <div>Victor Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: JENNIFER TAYLOR DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 June 20, 27, 202525-01729H</div></p> | |

| SECOND INSERTION | | |
|--|--|--|
| <p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003060 NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY H. FRAZIER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Fore- closure dated May 08, 2025, and en- tered in 24-CA-003060 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough Coun- ty, 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,</p> | <p>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 ac- cordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a dis- ability 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 re- quest 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 Ac- commodations 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 Coordina- tor, 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@fjud13.org Dated this 17 day of June, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-186717 - NaC June 20, 27, 202525-01782H</p> | |

| | | |
|--|--|--|
| <p>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,</p> | | |
| <p>Florida, Victor Crist, the Clerk of Court, will sell all the property 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 amend- ments to the aforesaid. With the following street address: 11865 Brighton Knoll Loop, Riverview, 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.</p> | | |

| SECOND INSERTION | | |
|--|--|--|
| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH 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 TRUST 2022-NQM6, Plaintiff, v. MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; UNKNOWN SPOUSE OF MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT; SOUTHSORE BAY HOMEOWNERS' ASSOCIATION, INC.; SOUTHSORE BAY SOUTH HOMEOWNERS ASSOCIATION, INC.; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. To the following Defendant(s): MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT (RESIDENCE UNKNOWN) and UNKNOWN SPOUSE OF MORDECHAI ZVI ISRAEL RAPAPORT A/K/A MORDECHAI ZVI I RAPAPORT (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: Lot 20, Block 7, of Forest Brooke Phase 4B, according to the Plat thereof, as recorded in Plat Book 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 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, upon Kelley Kro- nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or be- fore 7/2/2025, a date which is within thirty (30) days after the first publica- tion of this Notice in and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. This notice is provided pursuant to Adminis- trative Order No. 2.065. In accordance with the Americans 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). WITNESS my hand and the seal of this Court this 27 day of May, 2025. VICTOR D. CRIST As Clerk of the Court (SEAL) By JENNIFER TAYLOR As Deputy Clerk Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 June 20, 27, 202525-01763H</p> | | |

| SECOND INSERTION | | |
|--|--|--|
| <p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-003874 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD A. JOHNSON, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, 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, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT 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, grant- ees, assignees, lienors, creditors, trust- ees, and all parties claiming an interest by, through, under or against the Defen- dants, 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 be- ing foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> | | |

thereof, as recorded in Plat Book 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
has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, upon Kelley Kro- nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or be- fore 7/2/2025, a date which is within thirty (30) days after the first publica- tion of this Notice in and file the origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. This notice is provided pursuant to Adminis- trative Order No. 2.065.
In accordance with the Americans 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).

WITNESS my hand and the seal of this Court this 27 day of May, 2025.
VICTOR D. CRIST
As Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
June 20, 27, 202525-01763H

| SECOND INSERTION | | |
|---|--|--|
| <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. To request such an ac- commodation, please contact Court Ad- ministration at least 7 days before your scheduled court appearance, or imme- diately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit</p> | | |

to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated this 16th day of June, 2025..

VICTOR CRIST
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
June 20, 27, 202525-01759H

| SECOND INSERTION | | |
|--|--|--|
| <p>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 writ- ten 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 origi- nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-</p> | | |

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 Ad- ministrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activ- ity of the date the service is needed: Complete the Request for Accom- modations 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 Coordina- tor, 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@fjud13.org
WITNESS my hand and the seal of this Court this 11 day of June, 2025.

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

De Cubas & Lewis, P.A., Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
24-02074
June 20, 27, 202525-01743H

| SECOND INSERTION | | |
|---|--|--|
| <p>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, et al. Defendant(s). NOTICE IS HEREBY GIVEN pur- suant to a Final Judgment of Fore- closure dated June 02, 2025, and entered in 23-CA-014055 of the Cir- cuit Court of the THIRTEENTH Ju- dicial 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</p> | | |

will sell to the highest and best bid- der 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 ac- cordance with Florida Statutes, Section 45.031.

IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a dis- ability 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 re- quest 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 Ac- commodations 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 Coordina- tor, 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@fjud13.org
Dated this 17 day of June, 2025.

By: /S/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
24-230863 - NaP
June 20, 27, 202525-01781H