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

PASCO PAGES 35-48 JULY 4 - JULY 10, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Creek Preserve Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Creek Preserve Clubhouse located at 16702 Kingman Reef Street, Wimauma, Florida 33598.

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.creekpreservecdd.com or may be obtained by contacting the District Manager's office via email at rmcgrath@gms-tampa.com or via phone at (813) 344-4844.

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

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

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

Richard McGrath, District Manager 4914-2849-9763, v. 1

July 4, 2025 25-01872H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Lynwood Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2025, at 11:00 a.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.lynwoodcdd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001 Ext. 7858.

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.

Sean Craft, District Manager 4901-6752-2095, v. 1

July 4, 11, 2025

25-01873H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 1003 Anne Lavelle

Boxes, totes, bags, furniture, lamps

Unit 3145 Jennifer Monzon

Appliances, artwork, boxes, totes, furniture,

Unit 2090 Tiffany Dailey

Artwork, furniture, lamps

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.

July 4, 11, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

7-95	Edwards Sr, Actavious
G-823	Dominguez, Homero
D-769	LeCount, Anira
C-625	Moore, Kelly
A-261	Price, Heather
A-249	Jackson, Sydni

Boxes bags totes Tools furniture appliances Furniture electronics toys Clothing books electronics Tools furniture toys Furniture lamps totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.

25-01879H July 4, 11, 2025

FIRST INSERTION

NOTICE OF BOARD MEETING CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Creek Preserve Community Development District ("District") will hold a regular meeting of the Board of Supervisors on July 14, 2025 at 6:00 PM at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598.

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

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

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at $6:00~\mathrm{p.m.}$ but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

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

Richard McGrath, District Manager 4871-4513-9909, v. 1

July 4, 2025

25-01874H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below

117	Xavier Palmore	Household goods
210	Patrick Grant	Household goods
226	Maylovis Beltrán Salinas	Household goods
332	Norma Medina	Household goods
336	Emil Kuilan-Perez	Household goods
443	Tina Stephens	Household goods
536	DiermensonMazon Cezario	Household goods
F07	Charry Canton	Haysahald mada

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions (813) 333-5348. 25-01880H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of A.L.Y Academic Learning for You located at 3848 SunCity Cntr Blvd. Ste 104-24 in the City of Ruskin, Hillsborough County, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of June, 2025. Elaine Sanabria July 4, 2025 25-01918H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Thunder Bay Hockey located at 4039 Gunn Hwy in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of June, 2025. $3{\rm rd}~{\rm Gear}~{\rm LLC}$ Marlow Miller

July 4, 2025 25-01899H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 7/24/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A016 Elijah Doerr

Unit # A026 Priscilla Maria Lovette Unit # A224 Mykasia Carey Unit # A234 **Anthony Dopson** Unit # A247 Derrick Matis Unit # A257 April Tucker Unit # A336 Jontrell Smith Unit # B193 Valarie Chatman Unit # B239 Norbelis Sanchez Unit # B267 Ciara Williams Unit # C030 Shawdell Folks Unit # D147 Tiffany McNeill

Bedding, Boxes, Furniture, Lamps, **Tools** Bedding, Clothing, Furniture

Clothing, Dishes, Furniture Boxes, Furniture Electronics, Lamps, Sports Boxes, Clothing, Furniture, Toys Appliances, Furniture Bedding, Furniture Bedding, Boxes, Totes, Furniture Frames, Boxes, Bags, Totes Boxes, Bags, Furniture, Sports

Boxes, Totes, Toys

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

July 4, 11, 2025 25-01881H

BELMONT II COMMUNITY DEVELOPMENT DISTRICT

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISOR MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a regular meeting of the Board on **July 15, 2025 at 9:30 A.M.** in person at the at the offices Rizzetta & Company 2700 S. Falkenburg Road Suite 2745 Riverview, FL 33578. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agen-

da for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL $33614,\,\mathrm{by}$ calling the District Manager at 813-933-5571 or by visiting the District's website, https://www.belmont2cdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requir-

ing special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Belmont II Community Development District Matthew Huber, District Manager July 4, 2025

25-01876H

FIRST INSERTION

NOTICE OF AUDIT REVIEW COMMITTEE MEETING CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of The Channing Park Community Development District will hold a special meeting on August 21, 2025, at 4:15 p.m. There will be an Audit Committee meeting prior to the start of the Board of Supervisors' meeting at the Channing Park Recreation Center located at Chelsea Downs Cir, Lithia, Florida, 33547. The Audit Committee will review, discuss, and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for au-

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Ruben Durand, District Manager

July 4, 2025

FIRST INSERTION Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell as agent w/ power of attention will set the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date July 25th 2025 @ 10:00 40211 2016 Cadillac VIN#: 1G6AA5RX0G0113815 Repair Facility: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt \$4,340.15 40885 2015 Cadillac VIN#: 1G6AP5SX1F0111272 Repair Facility: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt \$5,142,01 40886 2008 Cadillac VIN#: 1G6DV57V780172896 Repair Facility: Ed Morse Cadillac 11020 Causeway Blvd Brandon 813-661-0887 Lien Amt \$3,176.66

July 4, 2025 25-01877H

FIRST INSERTION

Public Notice

Effective June 9, 2025, Oscar Velez-Holvino, MD, will no longer be providing care at Optum.

Patients of Dr. Velez-Holvino may continue care at Optum – Bloomingdale.

Patients can obtain copies of their medical records at: Optum - Bloomingdale 1291 Bloomingdale Ave Valrico, FL 34221 Phone: 1-813-653-1880 Fax: 1-813-654-2778

July 4, 11, 18, 25, 2025 25-01885H

FIRST INSERTION

25-01875H

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 07/29/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: TMT AUTO REPAIR LLC 5NPEF4JA1MH125438 2021 HYUN

6919.35 Tel: 813-697-1791 MV#: MV109899 Location: 4402 DEVON-SHIRE RD TAMPA, FL 33634/ Name: FAST SERVICES FLORIDA LLC 1FTEW1CP3JKD41255 2018 FORD 9473.86 Tel: 813-697-1791 MV#: MV114300 Location: 803 W HILLS-ODOLICH AVETAMDA EI Name: VISBAL BODY SHOP INC 3C6MRVJG7PE510161 2023 RAM 17130.16 2HKRW1H57LH424357 2020 HOND 11379.66 Tel: 813-697-1791 MV#: MV104591 Location: 9254 LAZY LN TAMPA, FL 33614/ Name: CACHIMBA BODYSHOP LLC 2C4RC1DG2LR144932 2020 CHRY 12509.55 3VV3B7AX3MM066591 2021 VOLK 10479.53/ Name:

 $3{\rm C}63{\rm RRGL2NG151777\ 2022\ RAM}$ 13,600.67 1FT8W3DT3GEB59745 2016 FORD 14,910.96/Name: TAMPA TRUCK PROS LLC JM3KE4DYXF0462647 2015 MAZD 7,811.80 Tel: 813-697-1791 MV#: MV113977 Location: 6901 E BROADWAY AVE, TAMPA, FL 33619/

FONTENANCY AUTO REPAIR LLC

FIRST INSERTION

NOTICE OF PUBLIC SALE:

July 4, 2025

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 09/01/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. 1FA6P8CFXG5264401

2016 FORD MUSTANG GT WBA5A5C50FD521290 2015 BMW 528I 3KPF24AD4RE816310 $2024~{\rm KIA~FORTE~LX/LXS}$ July 4, 2025 25-01925H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Spencer Creek Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024- 2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase	
Single Family 40'	\$1,165.06	\$1,080.16	3.60%	\$85.00	\$7.08	
Single Family 50'	\$1,456.32	\$1,350.19	3.60%	\$106.00	\$8.83	
Single Family 60'			3.60%	\$127.00	\$10.58	
Estate	\$2,330.12	\$2,160.32	7.86%	\$170.00	\$14.17	

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

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Michael Perez, District Manager



July 4, 2025

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Balm Grove Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024- 2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 50' West	\$2,561.03	\$2,224.39	15%	\$336.64	\$28.05
SF 60' West	\$3,073.22	\$2,669.25	15%	\$403.97	\$33.66
SF 40' East	\$2,048.81	\$1,779.50	15%	\$269.31	\$22.44
SF 50' East	\$2,561.03	\$2,224.39	15%	\$336.64	\$28.05
SF 60' \$3,073.22 East		\$2,669.25	15%	\$403.97	\$33.66
SF 50' South	\$2,561.03	\$2,224.39	15%	\$336.64	\$28.05

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

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Michael Perez, District Manager



4921-0280-0691, v. 1 July 4, 2025 25-01889H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Berry Bay Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024- 2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 40'	\$1,247.19	\$998.60	8%	\$248.59	\$20.72
SF 50'	\$1,558.99	\$1,248.25	8%	\$310.74	\$25.90
SF 60'	\$1,870.78	\$1,497.90	8%	\$372.88	\$31.07

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

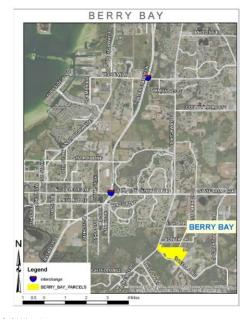
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Michael Perez, District Manager



4938-3708-0115, v. 1 July 4, 2025 25-01890H

--- ESTATE ---

25-01886H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-00001952

4926-5759-5700, v. 1

PROBATE DIVISION
CASE NO. 25-CP-00001952
IN RE: THE ESTATE OF
RICHARD CROWLEY
A/K/A RICHARD D. CROWLEY,
Deceased.

The administration of the Estate of Richard Crowley a/k/a Richard D. Crowley, deceased, whose date of death was April 3, 2025, File Number 25-CP-00001952, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602.

The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims

with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILEDWITHIN

ALL CLAIMS NOT FILEDWITHIN 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 July 4, 2025. Personal Representative EILEEN MULLIGAN CROWLEY,

Personal Representative
7001 Trysail Circle
Tampa, FL 33607
Attorney for Personal Representative
Frank J. Tylman, Esq.
Attorney for Personal Representative
Florida Bar Number: 99665
The Baby Boomers' Barrister
360 Central Avenue, Suite 800
St. Petersburg, FL 33701
Telephone: (727) 565-4250
Email:

Email: skip@babyboomersbarrister.com July 4, 11, 2025 25-01913H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Grandresch 2, LLC, 2700 E. 8th Ave., Tampa, FL 33605, desiring to engage in business under the fictitious name of CubeSmart 4272, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

July 4, 2025 25-01894H



FIRST INSERTION

NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/05/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.

WBA2L3C37HV667909 2017 BMW M240XI JTJBT20X940050312 2004 LEXUS GX 470 1FTFW1CT2EFA98909 2014 FORD F150 SUPERCREW 1C6RREMTXMN812565 2021 RAM 1500 BIG HORN/ LONE STAR JTJBT20X680163835 2008 LEXUS GX 470 KM8J33A40JU602028 2018 HYUNDAI TUCSON JS3TD944764101333 2006 SUZUKI GRAND VITARA July 4, 2025 25-01926H

19

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Berry Bay II Community Development District

The Board of Supervisors (the "Board") of the Berry Bay II Community Development District (the "District") will hold a public hearing and a meeting August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024- 2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 50'	\$730.37	\$87.32	2741%	\$2,393.05	\$199.42
SF 60'	\$876.44	\$104.78	2741%	\$2,871.66	\$239.31
Multi- Family Town- homes	\$438.22	\$52.39	736%	\$385.83	\$32.15
SF 40'	\$584.30	\$69.87	736%	\$514.44	\$42.87
SF 50'	\$730.37	\$87.32	736%	\$643.05	\$53.59
SF 60'	\$876.44	\$104.78	736%	\$771.66	\$64.31

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

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Michael Perez, District Manager



4916-6226-8723, v. 1 July 4, 2025

25-01891H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Sherwood Manor Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 813-873-7300

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

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024- 2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 50'	\$1,125.86	\$951.53	18%	\$174.33	\$14.53
SF 60'	\$1,351.03	\$1,141.84	18%	\$209.20	\$17.43
SF 55'	\$1,238.44	\$1,046.68	18%	\$191.76	\$15.98

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

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Michael Perez, District Manager



4910-5169-9252, v. 1 July 4, 2025

25-01896H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Park East Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024- 2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 40'	\$1,337.20	\$767.69	74%	\$569.51	\$47.46
SF 50' \$1,671.50		\$959.61	74%	\$711.89	\$59.32
SF 60'	\$2,005.80	\$1,151.53	74%	\$854.27	\$71.19

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

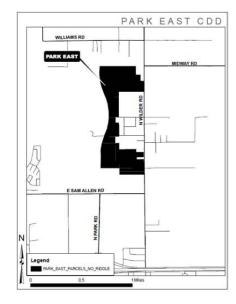
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20–69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Michael Perez, District Manager



4915-9721-6564, v. 1 July 4, 2025

2025 25-01895H

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

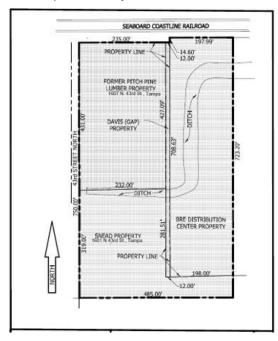


HILLSBOROUGH COUNTY

FIRST INSERTION

NOTICE OF PROPOSED AGENCY ACTION IMPLEMENTATION OF INSTITUTIONAL CONTROL

The Hillsborough County Environmental Protection Commission (EPC) gives notice that it intends to approve the implementation of an Institutional Control (IC) prior to issuance of a Site Rehabilitation Completion Order with Conditions (CSRCO) for a contaminated site. 1607 Property Inc. is seeking implementation of this IC in reference to DEP Site ID # ERIC_3871, the Former Pitch Pine Lumber (FPPL) site, 1607 North 43rd Street, Tampa, Florida (Site), and intends to restrict exposure to contamination by relying on local permitting to restrict use of groundwater in the vicinity of the Site as depicted below.



The Florida Department of Environmental Protection (DEP) and the EPC have implemented a procedure in which an electronic record system is shared with the Southwest Florida Water Management District (SWFWMD), which will document the location and extent of the groundwater contamination. SWFWMD will use this information when reviewing a well permit application and may require additional information regarding well construction and location, as well as additional information from DEP regarding the extent and type of contamination prior to issuing a well construction permit in the affected area. This additional permitting information will ensure that contaminated groundwater is identified and well construction is managed appropriately to prevent contamination exposure to humans and the

Complete copies of the proposed IC, and the EPC's preliminary evaluation are available for public inspection online at Oculus, the FDEP's online document management system. Please use DEP Site ID ERIC_3871 to communicate with EPC or

Local governments with jurisdiction over the property subject to the Institutional Control, real property owner(s) of any property subject to the IC, tenants, residents of any property subject to the Institutional Control and any party holding a materially affected encumbrance in the area subject to the control have 30 days from publication of this notice to provide comments to the EPC. Such comments should be sent to Allison Amram, P.G., EPC Brownfield Coordinator at amrama@epchc.org.

128911831.2 July 4, 2025 25-01921H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE HILLSBOROUGH JUDICIAL CIRCUIT IN AND FOR THIRTEENTH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-001024 IN RE: ESTATE OF EDWARD F HAUSER,

The administration of the Estate of Edward F Hauser, deceased, whose date of death was 2/13/2025, Case Number 25-CP-001024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

DECEASED.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

The date of first publication of this notice is the 4 day of July 2025.

Personal Representative: Christopher Hauser a/k/a Chris Hauser,

711 N. Evers St Plant City, FL 33563 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com July 4, 11, 2025 25-01907H

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-002054 In Re: The Estate of PAMELA JEAN GARRETT,

Deceased.

The administration of the estate of PAMELA JEAN GARRETT, deceased, whose date of death was May 26, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative: Dane Garrett 16358 Compton Palms Drive

Tampa, FL 33647 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: $michael @\,mytampalawgroup.com$ July 4, 11, 2025 25-01888H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the

The Board of Supervisors (the "Board") of the Wynnmere East Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 7, 2025, at 6:30 p.m. at the SouthShore Regional Library, 15816 Beth Shields Way, Ruskin, Florida 33573

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

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

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

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

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family	316	1.00	\$829.78

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

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

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

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

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

Stephanie DeLuna, District Manager



4934-2399-0339, v. 1 July 4, 2025

25-01900H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2187

Division A IN RE: ESTATE OF MICHAEL ARTHUR MADDOX A/K/A MICHAEL A. MADDOX

Deceased.The administration of the estate of Michael Arthur Maddox a/k/a Michael A. Maddox, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is July 4, 2025.

Personal Representative: Madison Maddox 5605 Oak Avenue

Lakeland, Florida 33810 Attorney for Personal Representative: /s/ Benjamin C. Sperry Benjamin C. Sperry, Attorney Florida Bar Number: 84710 SPERRY LAW FIRM 1607 S. Alexander Street, Suite 101 Plant City, Florida 33563-8421 Telephone: (813) 754-3030 Fax: (813) 754-3928 E-Mail: bcsperry@sperrylaw-pc.com Secondary E-Mail:

25-01908H

pleadings@sperrylaw

July 4, 11, 2025

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the

The Board of Supervisors (the "Board") of the North Park Isle Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	n Last Year's % Y FY 2024- 26 2025 O&M Assessment		Annual \$ Increase	Monthly \$ Increase	
Single Family 40'			19%	\$379.44	\$31.62	
Single Family 50'	\$1,422.63	\$948.33	19%	\$474.30	\$39.53	
Single Family 60'	\$1,707.16	\$1,138.00	19%	\$569.17	\$47.43	

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

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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

Michael Perez, District Manager



4921-3362-7700, v. 1 July 4, 2025

25-01901H



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.



FIRST INSERTION

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Shell Point Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2025, at 5:30 p.m. at Shell Point Clubhouse located at 1155 7th Ave NW, Ruskin, Florida 33570.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.shellpointcdd.com/ or may be obtained by contacting the District Manager's office via email at lisa.castoria@inframark.com or via phone at 656-223-7011.

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

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

	ASSESSMENT ALLOCATION												
	Assessment Area One- Series 2019												
O&M Assessment Debt Service Series 2019				Total Asses	ssments per U	nit							
Product	Units	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percentage Change
Single Family 40'	241	\$1,140.40	\$720.00	\$420.40	58.4%	\$1,276.60	\$1,276.60	\$0.00	0.0%	\$2,417.00	\$1,996.60	\$420.40	21.1%
Single Family 50'	311	\$1,425.50	\$900.00	\$525.50	58.4%	\$1,595.75	\$1,595.75	\$0.00	0.0%	\$3,021.25	\$2,495.75	\$525.50	21.1%
Single Family 60'	110	\$1,710.60	\$1,080.00	\$630.60	58.4%	\$1,914.89	\$1,914.89	\$0.00	0.0%	\$3,625.49	\$2,994.89	\$630.60	21.1%
	662									_			

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

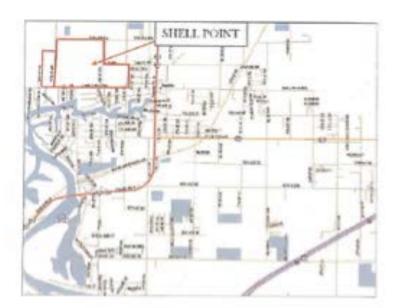
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

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

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.

Lisa Castoria, District Manager 4919-4810-1965, v. 1 July 4, 2025



25-01906H

FIRST INSERTION

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

HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-006618 TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. ESTATE OF TAMISHA CELESTE

WORLDS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED; DERRIOUS OLIVER, JR.; DE'ONI WORLDS, A MINOR; DE'VONI WORLDS, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1

and #2, and ALL OTHER

UNKNOWN PARTIES, et.al.,

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (In Rem) dated June 25, 2025, entered in Civil Case No.: 24-CA-006618 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TOWD POINT MORT-GAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS IN-DENTURE TRUSTEE, Plaintiff, and ESTATE OF TAMISHA CELESTE WORLDS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED; DERRIOUS OLIVER, JR.; DE'ONI WORLDS, A MINOR; DE'VONI WORLDS, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JULIA CHEATHAM; ALL OTHER UN-KNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough. realforeclose.com, at 10:00 AM, on the 27th day of August, 2025, the following described real property as set forth in said Judgment, to wit:

LOT 17, IN BLOCK 1, GRANT PARK SUBDIVISION, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 6, PAGE 30, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

If you are a person claiming a right to

FIRST INSERTION

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

If you are an individual with a 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 27, 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 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187

24-51170 July 4, 11, 2025

25-01904H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002088 Division B IN RE: ESTATE OF MARY GERTRUDE MCDONNELL a/k/a MARY G. MCDONNELL, Deceased.

The administration of the estate of MARY GERTRUDE MCDONNELL a/k/a MARY G. MCDONNELL, deceased, whose date of death was August 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. BOX 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Per-

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

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

COPY OF THIS NOTICE ON THEM.

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is July 4, 2025

MICHAEL G. MCDONNELL Personal Representative 9845 S. 23rd St. Kent, WA 98031 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

July 4, 11, 2025

25-01893H

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 22-CA-000328 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs.

MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 6th day of August, 2025, the following described

property: LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT If you are a person with a disability who 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 27th day of June, 2025. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0809 / JSchwartz July 4, 11, 2025 25-01903H

OFFICIAL WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY

sarasotaclerk com

CHARLOTTE COUNTY charlotteclerk.com

> LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH

COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

--- ACTIONS / SALES ---

FIRST INSERTION

AMENDED 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, Florida, Victor Crist, the Clerk of Court, will sell all the property situated in Hillsborough 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.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 27th day of June, 2025.

25-01920H

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

July 4, 11, 2025

FIRST INSERTION

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

FLORIDA Case No.: #25 8650 Division: DIVISION I-P Micaela Hull Connon, Petitioner and Jahvez Hamilton, Respondent.

TO: Jahvez Hamilton Unknown

YOU ARE NOTIFIED that an action for DISSOLUTION OF MAR-RIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Micaela Hull Connon, whose address is 3108 Marine Grass Drive Wimauma FL 33598, on or before 08/04/2025, and file the original with the clerk of this Court at 800 E Twiggs St Tampa FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

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 or striking of pleadings.

Dated: 06/27/2025. CLERK OF THE CIRCUIT COURT

(SEAL) By: Angel Waddell (Deputy Clerk) 5 25-01905H July 4, 11, 18, 25, 2025

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY.

FLORIDA

PROBATE DIVISION

File No.: 25-CP-002109

Division: B

IN RE: ESTATE OF

LISA LYDIA CUARTERO,

Deceased.

The administration of the estate of Lisa

Lydia Cuartero, 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 811 E. Twiggs Street,

Tampa, Florida 33602. The names and

addresses of the personal representative

and the personal representative's attor-

ney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any prop-erty held at the time of the decedent's

death by the decedent or the dece-

dent's surviving spouse is property to which the Florida Uniform Disposi-

tion of Community Property Rights at

Death Act as described in ss. 732.216-

732.228, Florida Statutes, applies, or

may apply, unless a written demand

is made by a creditor as specified un-

der s. 732.2211, Florida Statutes. The

written demand must be filed with

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Ileana Cuartero

1409 May Street

Lutz, Florida 33548

Attorney for Personal Representative:

Florida Bar Number: 725250

324 N. Dale Mabry Highway,

Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com

DATE OF DEATH IS BARRED.

notice is July 4, 2025.

Elaine N. McGinnis

Suite 100 Tampa, FL 33609

July 4, 11, 2025

UNCLAIMED.

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

the clerk.

NOTICE.

BARRED.

OF THIS NOTICE ON THEM.

HILLSBOROUGH COUNTY

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 25-CP-002038 IN RE: ESTATE OF KENNETH JAMES HYLE, JR., aka KENNETH J. HYLE, JR. Deceased.

The administration of the estate of KENNETH JAMES HYLE, JR., also known as KENNETH J. HYLE, JR., deceased, whose date of death was October 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Po Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes.

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

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: July 4, 2025. DONNA E. HYLE

Personal Representative

11022 Running Pine Drive Riverview, FL 33569 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.con

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH HIDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2024-CA-008403

KETTY PIERRE, ANNICK RATON,

DARNELL RAMEAU, SOLEILA

RAMEAU, JOLINA RAMEAU, and

NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Parti-

tion Sale, dated June 26, 2025, and en-

tered in case # 2024-CA-008403 of the

Circuit Court of the Thirteenth Judicial

Circuit in and for Hillsborough County,

Florida, wherein BELAUT PIERRE is

the Plaintiff, and KETTY PIERRE, AN-

NICK RATON DRNELL RAMEAU,

SOLEILA RAMEAU, JOLINA RAME-

AU and SAMUEL RAMEAU are the

Defendants. The Hillsborough County

Clerk of the Circuit Court will sell the

subject property at public sale with a

minimum first auction bid of at least

Fifty Thousand Dollars (\$50,000.00)

to the highest bidder for cash on July

29, 2025, at 10:00 A.M. after having

first given notice as required by Section

45.031, Florida Statutes. The judicial

sale will be conducted online at https://

The subject property is described as

Lot 2, Block 4, ALTMAN-COLBY SUBDIVISION, as per

plat thereof, recorded in Plat

Book 34, Page 63, of the Public Records of Hillsborough County,

www.hillsborough.realforeclose.com

set forth in the said Order, to wit:

Parcel ID: A-17-28-19-44B-

25-01883H

FIRST INSERTION

July 4, 11, 2025

BELAUT PIERRE,

SAMUEL RAMEAU,

Plaintiff, vs

Defendants.

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-001951 Division A IN RE: ESTATE OF LORI JEANNE BOIS,

Deceased.The administration of the estate of LORI JEANNE BOIS, deceased, whose date of death was May 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 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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 July 4, 2025

CAROL A. DAUGHERTY Personal Representative

1710 Wedge Court 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 July 4, 11, 2025 25-01910H

000004-00002.0

Physical address: 10003 N. 24th

Street, Tampa, FL 33612 IF YOU ARE A PERSON CLAIMING

AN INTEREST IN THE SURPLUS

FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS

OF THE DATE OF THE LIS PEN-

DENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BE-

FORE OR NO LATER THAN THE

DATE THE CLERK REPORTS THE

SURPUS 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

UNCLIAMED ONLY THE OWNER

OF THE RECORD AS OF THE DATE

OF THE LIS PENDENS MAY CLAIM

with a disability who needs any ac-

commodation 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 sched-

uled 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

Dated this 26th day of June 2025.

Law Offices of Stephen K. Hachey, P.A.

25-01897H

FLORIDA BAR NO.: 1022665

voice impaired, call 711.

By: Robert Salta,

July 4, 11, 2025

Attorney for Plaintiff

10521 Bloomingdale Ridge Riverview Florida 33578

IMPORTANT: If you are a person

THE SURPLUS.

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-002151 IN RE: ESTATE OF VINCENT J GOAN. DECEASED.

The administration of the estate of VINCENT J GOAN, deceased, whose date of death was February 27, 2025 is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 4, 2025.

Personal Representative: Patricia Goan

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

July 4, 11, 2025

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-002122 Division U IN RE: ESTATE OF

ANNIE LIZZIE PARKER,

Deceased.The administration of the estate of ANNIE LIZZIE PARKER, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representa-

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

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this

notice is July 4, 2025. RICKY T. PARKER Personal Representative

125 Heritage Park Lane Mulberry, FL 33860 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

25-01892H

25-01911H July 4, 11, 2025

FIRST INSERTION

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

COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CA-002118 Division: F

FMJM RWL VI TRUST 2021-1, a Delaware Statutory Trust,

Plaintiff, vs. INVESTMENT PROPERTY SERVICES OF TAMPA BAY, LLC, BARRY WYCHE, TIMOTHY HENLEY, HUNTER'S GREEN COMMUNITY ASSOCIATION, INC. and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession un-

Notice is hereby given pursuant to the final judgment/order entered on June 25, 2025, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:

der unrecorded leases or otherwise,

LOT 9, BLOCK1, HUNTER'S GREEN PARCEL 19 PHASE 1 ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 74, PAGE(S) 45-1 THROUGH 45-4 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA COMMONLY KNOWN AS: 18110 COURTNEY BREEZ DRIVE, TAMPA, FL 33647

The Clerk of this Court shall sell the property to the highest bidder for cash, on August 27, 2025, at 10:00 a.m. on Hillsborough County's Public Auction website: $www.hillsborough.real foreclose.com\ in$ accordance with Chapter 45, Florida

Statues. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s Jason M. Ellison Jason M. Ellison FBN: 0040963 jellison@elattorneys.com 150 Second Avenue North, Suite 1770 St. Petersburg, FL 33701 admin2@elattorneys.com T: (727) 362-6151 Attorneys for Plaintiff July 4, 11, 2025 25-01887H FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION FILE NO: 25-CP-001828 IN RE: ESTATE OF EMILY TWEED MCALISTER a/k/a EMILY MCALISTER,

Deceased. The administration of the estate of EMILY TWEED MCALISTER a/k/a EMILY MCALISTER 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 Clerk of Court, Probate Division, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal represen-

tative and the personal representative's

attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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 July 4, 2025.

CRAIG ALEXANDER BRANDT

Personal Representative 1307 Canterbury Street Austin, TX 78702 LORI VELLA, ESQ. Attorney for Personal Representative Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 N. Dale Mabry Hwy., Ste. 200 Tampa, FL 33618

E-Mail: attorneylori@lorivella.com July 4, 11, 2025

Telephone: (888) 778-0063

25-01882H

FIRST INSERTION

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

CIVIL DIVISION Case #: 22-CA-004503 DIVISION: A JP MORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff, -vs.-Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust; Mitchell S. Sprague a/k/a Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; **Lakeside Community Owners** in Possession #1, if living, and all Unknown Parties claiming by,

through, under and against the above named Defendant(s): Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC 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 11, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 111 OF LAKESIDE TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 93,

PAGE 24, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH

COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Lara Diskin FL Bar # 43811 for Michael L. Tebbi, Esq.

FL Bar # 70856 22-326633 FC01 CGG July 4, 11, 2025 25-01898H



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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



FIRST INSERTION

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

CASE NO. 23-CA-014684

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE. FOR THE HOLDERS OF THE RAAC SERIES 2007-SP3 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SP3,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DECEASED, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 01, 2025, and entered in 23-CA-014684 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPA-NY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-IN-TEREST TO U.S. BANK NATION-AL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LA-SALLE BANK NATIONAL ASSO-CIATION, AS TRUSTEE, FOR THE HOLDERS OF THE RAAC SERIES 2007-SP3 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SP3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DE-CEASED; J'WANA DION; JAMAAL DION; CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION; JULIE GODDARD, AS CURATOR OF THE ESTATE OF ALFRED DION, DECEASED; SHAMAR HALL; A.D., BY AND THROUGH HER NATURAL

GUARDIAN, PRECIOUS ROSS 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 21, 2025, the following described property as set

forth in said Final Judgment, to wit: LOTS 4 AND 5, BLOCK 14, BELVEDERE PARK, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 44-B, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property Address: 3915 W ARCH ST, TAMPA, FL 33607 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 27 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 23-104402 - MiM

FIRST INSERTION

SUMMONS (CITACION JUDICIAL)

The name and address of the court is: (El nombre y direccion de la corte es): West Justice Center 8141 13th Street Westminster, CA 92683 CASE NUMBER: (Numero del Caso): 30-2025-01451454-CU-BC-WJC Assigned for all purposes: Judge Richard Lee NOTICE TO DEFENDANT:

(AVISO AL DEMANDADO): MARCUS EUGENE ALTON CLARK AKA MARCUS EUGENE CLARK; PATRICIA CLARK AKA PATRICIA JOHNSON CLARK; and DOES 1-20 YOU ARE BEING SUED BY PLAINTIFF:

(LO ESTA DEMANDANDO EL **DEMANDANTE**):

DIVERSITAS HOLDINGS LLC NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the

court will dismiss the case. iAVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puversion. Lea la informacion a continu-

acion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a recla-mar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es):

Anish King (SBN 355771), Wright Law Group, PLLC, 1110 N Virgil Ave., Suite 90003 Los Angeles, CA 90029, 310-341-4552

DATE (Fecha): 01/03/2025 DAVID H. YAMASAKI,

Clerk of the Court Clerk (Secretario), by M. Diaz, Deputy (Adjunto) 025 25-01912H July 4, 11, 18, 25, 2025

FIRST INSERTION

AMENDED¹ NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION Case No.: 24-CA-010318 Division: O GLH ENTERPRISES, LLLP, a Florida limited partnership,

Plaintiff, v. JAMES CROWELL, JR.,

Defendant.

Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered June 26, 2025, in the above entitled cause in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of the Circuit Court will sell the property located in Hills-borough County, Florida described as:

A TRACT OF LAND IN GOV-ERNMENT LOT 1, SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, BEING MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-EAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 15; RUN THENCE SOUTH 89 DEGREES 19' 00" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 25.00 FEET; THENCE SOUTH, 23.90 FEET; THENCE SOUTH 16 DE-GREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 00" WEST, 127.70 FEET TO THE POINT OF BE-GINNING; THENCE SOUTH 23 DEGREES 41' 54" WEST, 134.85 FEET TO A WITNESS CORNER; THENCE CONTIN-UE SOUTH 23 DEGREES 41 54" WEST, 15.00 FEET MORE OR LESS TO THE WATERS EDGE OF THE ALAFIA RIVER; THENCE ALONG THE WATERS EDGE, NORTH 37 DEGREES 14'54" WEST, 226.38 FEET; THENCE DEPARTING SAID WATERS EDGE, NORTH 73 DEGREES 56' 00" EAST, 104.80 FEET TO A WITNESS CORNER; THENCE CONTINUE NORTH 73 DEGREES 56' 00" EAST, 30.00 FEET; AND THENCE SOUTH 40 DE-GREES 11' 00" EAST, 105.00 FEET TO THE POINT OF BE-GINNING.

TOGETHER WITH AN EASE-MENT FOR INGRESS AND EGRESS, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-EAST CORNER OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH,

RANGE 20 EAST, HILLSBOR-OUGH COUNTY, FLORIDA; RUN THENCE SOUTH 89 DE-GREES 19' 00" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23.90 FEET; THENCE SOUTH 16 DEGREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 00" WEST, 206.54 FEET; THENCE NORTH 16 DEGREES 51' 00' EAST, 29.80 FEET; THENCE SOUTH 40 DEGREES 11' 00" EAST, 156.06 FEET; THENCE NORTH 22 DEGREES 33' 00" EAST, 160.03 FEET TO A POINT OF INTERSECTION WITH THE AFOREMEN-TIONED SOUTH BOUND-ARY OF THE NORTHEAST 1/4 OF SAID SECTION 15; AND THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89 DEGREES 19' 00" EAST, 20.48 FEET TO THE POINT OF BEGINNING.

Property Address: 4609 John Moore Road, Brandon, Florida 33511

at public sale, to the highest and best bidder for cash, at www.hillsborough. realforeclose.com, beginning at 10:00 a.m. on July 28, 2025.

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, 801 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: June 27, 2025. For the Court: /s/ Patrick M. Mosley Patrick M. Mosley, Esq. Florida Bar No. 0033735 Sarah E. Gunn, Esq. Florida Bar No. 1050375 Hill Ward Henderson 101 East Kennedy Blvd., Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Facsimile: (813) 221-2900 Email: patrick.mosley@hwhlaw.com Email: sarah.gunn@hwhlaw.com Email: tricia.elam@hwhlaw.com Counsel for Plaintiff

¹ This notice is being amended to correct the name of the clerk of the circuit

25-01919H

21119677v1

July 4, 11, 2025

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

> GENERAL JURISDICTION DIVISION

CASE NO. 07-CA-007053 SAXON MORTGAGE SERVICES,

forth in said Final Judgment, to wit: LOT 22, BLOCK 5, EAGLE-BOOK PHASE I, ACCORD-ING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

Property Address: 6216 EA-GLEBROOK AVE, TAMPA, FL

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.

FIRST INSERTION

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

INC.,

Plaintiff, vs. ANDRE MONTINA JR AND HEIDY L. RIVERA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2008, and entered in 07-CA-007053 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SAX-ON MORTGAGE SERVICES, INC. is the Plaintiff and ANDRE MON-TINA JR; HEIDY L. RIVERA 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 21, 2025, the following described property as set

FLORIDA.

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 27 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 13-02286 - NaC

July 4, 11, 2025

25-01915H

FIRST INSERTION

July 4, 11, 2025

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-013118 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs

GLORIA ZUNIGA, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 23-CA-013118 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and LAKE FANTASIA HOME-RS ASSOCIATION, INC. THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF PERRY D. PREVATT, DECEASED; GLORIA ZUNIGA; BARBARA GARCIA; STATE OF FLORIDA, DEPART-MENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FLORIDA; SANDRA A. HERZOG; GLORIA ZUNIGA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN H. JACKSON, DECEASED 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 161 AND 162, LAKE FAN-TASIA, PLATTED SUBDIVI-SION - NO IMPROVEMENTS. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA. TOGETHER WITH A MOBILE HOME, YEAR: 2002, MAKE: JACO, MODEL NAME OR MODEL NO: 7561-675, SERIAL NUMBER: JACFL23079A, JAC-FL23079B & JACFL23079C, WHICH IS PERMANENTLY AFFIXED TO AND FORMS A PART OF THE REAL PROP-DESCRIBED HERE-INABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 06/09/2020, IN INSTRU-MENT 2020231412. Property Address: 8512 FANTA-SIA PARK WAY, RIVERVIEW,

25-01916H

FL 33578 Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim 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 27 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

23-113341 - NaC

July 4, 11, 2025

Service Email: flmail@raslg.com

25-01914H

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 25-CA-002372 SECTION # RF BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. FRESH START DEVELOPMENT, INC.; KATINA MCCLINGTON; 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 04 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 26, BLOCK 12, HILLSIDE UNIT NO. 2. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 606 FOREST HILLS DR, BRANDON,

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

FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS 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

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

Dated this 25 day of June 2025.

FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-03386 July 4, 11, 2025 25-01917H



You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION CASE NO.: 25-CP-001971 DIVISION: A IN RE: THE ESTATE OF: JOHN HOKE STRICKLAND A/K/A JOHN H. STRICKLAND A/K/A JOHN STRICKLAND,

Deceased. The administration of the Estate of JOHN HOKE STRICKLAND A/K/AJOHN H. STRICKLAND A/K/A JOHN STRICKLAND, 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 the Edgecombe Courthouse, 800 E. 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this

notice is July 4, 2025.

DENISE M. CAWLEY, PR

Personal Representative 6415 Walton Way Tampa, Florida 33610 KNOWLTON LAW FIRM, P.L. Horace A. Knowlton IV, Esq. HORACE A. KNOWLTON IV, Esquire Attorney for Personal Representative Florida Bar No.: 817945 14502 North Dale Mabry Highway Suite 200 Tampa, Florida 33618

813-253-3013 Knowltonlawfirmpl@gmail.com July 4, 11, 2025 25-01939H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 29-2025-CP-001629-A001HC Division A

IN RE: ESTATE OF WILBUR ROY RESCHLY Deceased.

The administration of the estate of Wilbur Roy Reschly, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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 July 4, 2025.

Personal Representative: Karen N. Reschly

6890 Evergreen Road Camilla, Georgia 31730 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com

AMENDED NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTE¹

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

CIVIL DIVISION CASE NO. 2022-CA-007177 DIVISION: F JMBA GROUP, LLP,

Plaintiffs, vs.
ANTHONY J. BROWN, UNKNOWN TENANT,

Defendants. NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Fore-

closure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 25, 2025 in the Circuit Court of Hillsborough County, Florida, Victor Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as: Lot 28, Hunter's Green Parcel

18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida

Property address: 9318 Heritage

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CIVIL DIVISION

Case No.: 24-CA-010443

Division: G

ULTRA CUSTOM POOL DESIGNS

Individually and as Trustee of The Cheryl Giustiniano Revocable Trust

Dated April 9, 2018; UNKNOWN

PARTY IN POSSESSION #1 n/k/a

PARTY IN POSSESSION #2 n/k/a

OTHER PARTIES CLAIMING BY,

Defendants.
TO: ALL OTHER PARTIES CLAIM-ING BY, THROUGH, OR UNDER

YOU ARE NOTIFIED that an action

for foreclosure of a construction lien or equitable lien for the following property

in Hillsborough County, Florida: Lot 11, Block 21, MAP OF VIR-

GINIA PARK, according to the

plat thereof recorded in Plat Book 9, Page 2, of the Public

Records of Hillsborough County,

Commonly known as 3924 W.

has been filed against you; and you are required to: serve a copy of your written

defenses, if any, to it on MICHAEL F.

NOTICE OF ACTION

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 25-CA-003376

GITSIT SOLUTIONS, LLC, NOT IN

ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS

SEPARATE TRUSTEE OF GITSIT

UNKNOWN HEIRS, SPOUSES,

TRUSTEES AND ALL OTHERS

IN THE ESTATE OF VINCENT

WHO MAY CLAIM AN INTEREST

JAMES NASELLI, JR., DECEASED,

TO: UNKNOWN HEIRS, SPOUS-

ES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF

VINCENT JAMES NASELLI, JR., DE-

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

MORTGAGE LOAN TRUST

BBPLC1,

Defendants.

Granada Št., Tampa, FL 33629

JONAS JOHANSSON, and ALL

THROUGH, OR UNDER SAID DEFENDANTS,

LLC, a Florida Limited Liability

CHERYL GIUSTINIANO,

LINN EHRENSTROM

SAID DEFENDANTS.

Florida.

25-01938H

JOHANSSON, UNKNOWN

Company, Plaintiff, v.

FIRST INSERTION

Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on August 27, 2025 at 10:00am.

The judicial sale will be conducted electronically online at the following http://www.hillsborough. realforeclose.com

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

If you are a person with disability who needs 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 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.

/s/ Ivan Dimitrov Ivanov, Esq. Ivanov Wolf PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff 813-563-6646

¹ Amended solely to correct the name of the Clerk of Court, Hillsborough County to Victor Crist

July 4, 11, 2025

SINGER, ESQ., the Plaintiffs' attorney,

whose address is 403 N. Howard Avenue, Tampa, Florida 33606, by 8/4/25

or (30) days after the first publication of

this Notice of Action, and file the original with the Clerk of this Court either

before service on the Plaintiffs' attorney

or immediately thereafter; otherwise a

default will be entered against you for

the relief demanded in the complaint or

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

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

tain assistance. To request such an accommodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or immediately upon receiving a notification of

a scheduled court proceeding if the time

before the scheduled appearance is less than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Tampa, FL 33602 MICHAEL F. SINGER, ESQ.,

the Plaintiffs' attorney,

403 N. Howard Avenue, Tampa, Florida 33606

July 4, 11, 18, 25, 2025

DATED on 6/27/2025 Victor D. Crist

As Clerk of the Court

As Deputy Clerk

FIRST INSERTION

(SEAL) By Jennifer Taylor

The Clerk of Court address:

800 E. Twiggs St., Room 101

FIRST INSERTION

petition.

FIRST INSERTION

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

FLORIDA **CASE NO: 24-CC-46778** SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

MEIYI LI 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, Florida, the Clerk of Court, Victor Crist, will sell all the property situated in Hillsborough County, Florida described as: Lot 174, SOUTH FORK TRACT

V PHASE 2, according to the Plat thereof as recorded in Plat Book 137, Page 104, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 13352 Willow Bluestar 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.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

Dated this 27th day of June, 2025. VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 25-01922H

FIRST INSERTION

NOTICE OF ACTION · CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 25-CA-004889 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,

Plaintiff, vs. NANCY DIAZ, et. al.

Defendant(s),
TO: NANCY DIAZ, UNKNOWN

SPOUSE OF NANCY DIAZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 31 OF DIAMOND HILL PHASE 1B UNIT 2, ACCORDING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 96, PAGE(S) 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before AUG - 4 2025 /(30 days from Date of First Publication of this Notice) and file the origi-

nal 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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. If you are a person with a disability

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of JUN 27 2025.

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Marquita Jones DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

July 4, 11, 2025 25-01902H

FIRST INSERTION

July 4, 11, 2025

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 921379 from 301 Wimauma LLC 111 S. Armenia Ave Suite 201 Tampa FL, 33609. Application received: 06/30/25. Proposed activity: residential. Project name: Council Growers Mass Grading. Project size: 427.00 acres Location: Section(s) 28,29,32,33, Township 32 South, Range 20 East, in Hillsborough County. Outstanding Florida Water:

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters. org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

CEASED IN THE CIRCUIT COURT OF THE

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that

an action to foreclosure a mortgage on the following property located in Hillsborough County, Florida:

THE WEST 105.8 FEET OF THE EAST 640.8 FEET OF THE NORTH 55 FEET OF THE SOUTH 261 FEET ON THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 18, EAST, HILLSBOROUGH COUNTY, FLORIDA PLAT BOOK 4,

PAGE 24. PREMISES MORE COMMON-LY KNOWN AS 2507 N. GLEN AVE, TAMPA, FLORIDA 33607 BEING THE SAME PROPER-TY CONVEYED TO VINCENT J NASELLI, JR. AND ANA VILLEGAS, BOTH SINGLE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED DATED APRIL 22, 1996 AND RECORD-ED ON MAY 15, 1996 IN OFFI-CIAL RECORDS BOOK 8149 AT PAGE 432 OF HILLSBOR-

OUGH COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon.

Property Address: 2507 N GLEN AVE, TAMPA, FL 33607 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before July 29, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your

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

WITNESS my hand and seal of this Court at Hillsborough, Florida on this 23 day of June, 2025 VICTOR D. CRIST

HILLSBOROUGH CLERK OF COURT HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk The Clerk of Court address is

800 E. Twiggs St., Room 101 Tampa, FL 33602 HARRIS S. HOWARD, ESQ.,

HOWARD LAW, Plaintiff's attorney 4755 Technology Way, Suite 104 Boca Raton, FL 33431 July 4, 11, 2025 25-01933H



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Live Oak No. 2 Community Development District

The Board of Supervisors (the "Board") of the Live Oak No. 2 Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2025, at 6:00 p.m. at the Live Oak Clubhouse located at 9401 Oak Preserve Boulevard, Tampa, Florida 33647.

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.liveoakno2cdd.com, or may be obtained by contacting the District Manager's office via email at Kristee.Cole@inframark.com or via phone at (813) 382-7355.

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 impair ment 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.

Brenden Crawford, District Manager July 4, 11, 2025

25-01884H

FIRST INSERTION

Fictitious Name Notice

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PourIN Beverage Co., located at 7402 N. 56th Street, Suite 355 PMB 2072, in the County of Hillsborough, in the State of Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, pursuant to section 865.09, Florida Statutes.

PourIn Collective LLC 06/30/2025

July 4, 2025 25-01934H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of DOT Physicals at Gulf Coast Health Tampa located at 2130 W Brandon Blvd, Ste 104 in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2025. Colin Sinnott

July 4, 2025 25-01936H

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on

07/18/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 REGNT mobile home bearing vehicle identification number CR60124083, and all personal items located inside the mobile home. Last Tenant: Suzanne Vera and Victor Vera Rosado. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613,

813-972-9000. July 4, 11, 2025 25-01941H

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

PROBATE DIVISION

FILE NO. 25-CP-002069

IN RE: ESTATE OF

HIROKO CHERRY,

DECEASED.

The administration of the estate of HI-

ROKO CHERRY, deceased, whose date

of death was April 11, 2025, is pending

in the Circuit Court for HILLSBOR-

OUGH County, Florida, Probate Division, the address of which is 800 East

Twiggs Street, Tampa, Florida 33602.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

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

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sun Cookery located at 17826 N. US Hwy 41 in the City of Lutz, Hillsborough County, FL 33549 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2025. Michelle Mize

July 4, 2025 25-01935H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Gulf Coast Health and Safety located at 2130 W Brandon Blvd, Ste 104 in the City of TAMPA, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of June, 2025. Colin Sinnott

July 4, 2025 25-01931H

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that CMG MORTGAGE, INC., OWNER, desiring to engage in business under the fictitious name of SERVICING EQ located at 3160 CROW CANYON ROAD, STE. 400, SAN RAMON, CALIFORNIA 94583 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section

25-01930H July 4, 2025

FIRST INSERTION

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative or cura-

tor has no duty to discover whether any

property held at the time of the decedent's death by the decedent or the de-

cedent's surviving spouse is property to

which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in ss. 732.216-732.228

applies, or may apply, unless a written demand is made by a creditor as speci-

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

fied under s. 732.2211.

NOTICE.

OF THIS NOTICE ON THEM

865.09 of the Florida Statutes.

FIRST INSERTION

K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET: NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME: AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the K-Bar Ranch III Community Development District ("District") will hold the following public hearings and regular

> DATE: August 7, 2025 2:00 p.m. LOCATION:

Offices of Inframark 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

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

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Townhome	188		\$967.35
SF 50'	284		\$1,289.80
SF 60'	187		\$1,547.76

*includes collection costs and early payment discounts

FIRST INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held

on or thereafter the dates in 2025

and times indicated below, at

www.storagetreasures.com, to satisfy

the self storage lien. Units contain gen-

eral household goods. All sales are fi-

nal. Management reserves the right to

withdraw any unit from the sale or re

fuse any offer of bid. Payment by CARD

U-Stor, (Tampa East) 4810 North 56th

St. Tampa, FL 33610 on Wednesday

July 16, 2025 @ 10:00 AM.

Bruce Jones

Bruce Jones

Michael Ponder

Deandre Turner

TION 733.702 WILL BE FOREVER

BARRED. NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Janet Lea Van Buren

13660 Artesa Bell Drive

Riverview, FL 33579

Attorney for Personal Representative:

Primary Email: lalqa@brdwlaw.com

25-01940H

BATTAGLIA, ROSS, DICUS &

DATE OF DEATH IS BARRED.

notice is July 4, 2025.

Lama Alqasemi

McQUAID, P.A.

(727) 381-2300 FBN: 1024651

Secondary Email:

July 4, 11, 2025

mflah@brdwlaw.com

5858 Central Ave.

St. Petersburg, FL 33707

Hosea Green

Riki Johnson Rickwalt

25-01928H

ONLY, unless otherwise arranged.

A-3

C-1

F-14

M-6

O-5

court ON OR BEFORE THE LATER IN FLORIDA STATUTES SEC-

July 4, 11, 2025

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statscheller (197.3632(4), Florida Statscheller (197.3632(4)), Florida Statscheller (19

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 23-CC-107783 SUNRISE VILLAS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs

MARIA DEL PILAR GARCES,

Defendants.

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell the property situated in Hills-borough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

The East 2.65' of Lot 3 and the West 17.35' of Lot 4, Block 2 of SUNRISE VILLAS OF TAMPA, according to the map or plat thereof recorded in Plat Book 55, Page 14, of the Public Records of Hillsborough County, Florida. Commonly referred to as: 3412 N. Sunrise Villas Court, Tampa, Florida 33614.

at public sale, to the highest bidder for cash at 10 a.m., on the 22nd day of August 2025.

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

Florida Bar #0078401 109 S Edison Avenue Tampa, Florida 33606 E-Mail:

groot@stockhamlawgroup.com P:(813) 867-4455 / F: (813) 867-4454 Attorney for Plaintiff, SUNRISE VILLAS July 4, 11, 2025 25-01937H utes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on all benefitted property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 Ph: (813) 873-7300 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such

Michael Perez, District Manager



July 4, 2025 25-01923H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No.: 25-CP-001804

IN RE: ESTATE OF MICHAEL RICHARD NOLAN, Deceased. The administration of the estate of MICHAEL RICHARD NOLAN, de-

ceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this cowt ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME 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.

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 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 July 4, 2025.

Personal Representative: SARAH ELIZABETH SANDERS NOLAN

13321 Lewis Raulerson Road Dover, FL 33527 ROBERT E. SHARBAUGH, P.A.

Attorney for Personal Representative Florida Bar No.: 715158 Law Office of Robert E. Sharbaugh, P.A. 700 Central Avenue, Suite 402 St. Petersburg, FL 33701 Telephone: (727) 898-3000

serverobert@sharbaughlaw.com July 4, 11, 2025 25-01929H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com



Impaired Line 1-800-955-8770. DATED this 1st Day of July, 2025. STOCKHAM LAW GROUP, P.A. George D. Root, III



SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE

COLLIER • CHARLOTTE

HILLSBOROUGH COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002005

Division A IN RE: ESTATE OF DORIS C. LOSEY Deceased.

The administration of the estate of Doris C. Losey, deceased, whose date of death was April 29, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 July 4, 2025.

Personal Representative:

Roberta A. Fanning 3939 Walnut Ave. Mailbox 250 Carmichael, California 95608 Attorney for Personal Representative: Myrna Serrano Setty, Esq. E-mail Addresses: mss@serranosetty.com, info@serranosetty.com Florida Bar No. 110636 The Law Firm of Myrna Serrano Setty, P.A.

Lutz, Florida 33548 Telephone: (813) 902-3189 July 4, 11, 2025 25-01949H

P.O. Box 145

FIRST INSERTION

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

File No. 25-CP-001989 IN RE: ESTATE OF NELSON CARABALLO, Deceased.

The administration of the estate of NELSON CARABALLO, deceased, whose date of death was JANUARY 25, 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

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

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

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.

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: July 4, 2025.

EVA CARABALLO Personal Representative 38103 Church Ave.

Dade City, FL 33525 MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239-434-0840 F: 239-434-0940 matthew@dickmanlawfirm.org

FIRST INSERTION

NOTICE TO CREDITORS NOTICE OF ACTION IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-001719 IN RE: ESTATE OF HAROLD KENT WHITE JR. Deceased.

The administration of the estate of HAROLD KENT WHITE JR., deceased, whose date of death was September 9, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

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

The date of first publication of this notice is July 4th, 2025.

Personal Representative Kendra Vanessa Greseth 4618 Wishart Blvd. Tampa, FL 33603

Attorney for Personal Representative Quikeef Simmons, CPA, Esq. E-Mail Addresses: qsimmons@sblgp.com/ admin@sblgp.com Florida Bar No.1022482 Simmons Business Law Group, PLLC 401 E. Jackson Street Suite 3300 Tampa, FL. 33602 Telephone: (813) 701-2625/ Fax (813) 756-2587 July 4, 11, 2025 25-01950H

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

CASE NO.: 25-CA-001781

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MITTIAL ASSET-BACKED CERTIFICATES WMABS SERIES 2006-HE1, Plaintiff, vs. ESTATE OF EARL MOORE, DECEASED; UNKNOWN HEIRS, DEVISEES GRANTEES ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EARL MOORE, DECEASED: LATESEA CASSANDRA MOORE; TONYA DENISE STARLING F/K/A TONYA DENISE MOORE; ANGELO D. MOORE; EARL MOORE, III; APOLEON CRAIG MOORE, SR.; JAMES ANTHONY PETERSON, JR.; JAYSON TAYLOR PETERSON; JADA RHENI PETERSON: CHRISTOPHER JASON MOORE; NOAH S. YOUNG;

ESTATE OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF PAMELA

MICHELLE VOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED; ONEMAIN FINANCIAL GROUP, LLC: STATE OF FLORIDA DEPARTMENT OF REVENUE;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.

Defendant(s). TO: JADA RHENI PETERSON (Current Residence Unknown) (Last Known Address(es)) 1538 CREEKBEND DRIVE BRANDON, FL 33510 122 KING BUCK DR GASTON SC 29053-9608 9200 DOUBLE R. BOULEVARD, #1 RENO, NV 89521

ESTATE OF EARL MOORE, DE-CEASED (Last Known Address) 11114 HANNAWAY DRIVE RIVERVIEW, FL 33578

FIRST INSERTION

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF EARL MOORE, DECEASED (Last Known Address) 11114 HANNAWAY DRIVE RIVERVIEW, FL 33569 ESTATE OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED $(Last\ Known\ Address(es))$ 134 WILLOW STREET EAST BRUNSWICK, NJ 08816 25 BROAD STREET, APT. 16D NEW YORK, NY 10004 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DE-CEASED (Last Known Address(es)) 134 WILLOW STREET EAST BRUNSWICK, NJ 08816 25 BROAD STREET, APT. 16D NEW YORK, NY 10004 ALL OTHER UNKNOWN PARTIES. INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR

RIVERVIEW, FL 33569 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

DESCRIBED DEFENDANTS

11114 HANNAWAY DRIVE

(Last Known Address)

THE SOUTH 254.5 FEET OF THE NORTH 1292.0 FEET OF THE WEST 100.0 FEET OF THE EAST 795.0 FEET OF GOVERNMENT LOT 4, OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

A/K/A: 11114 HANNAWAY DRIVE, RIVERVIEW,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 7/30/2025, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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.

WITNESS my hand and the seal of this Court this 24 day of June, 2025.

VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature JENNIFER TAYLOR

25-01951H

Print Name if Deputy Clerk Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff 24-51162

July 4, 11, 2025

FIRST INSERTION

25-01943H

July 4, 11, 2025

NOTICE TO CREDITORS (Formal Administration) IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.

PROBATE DIVISION CASE NO.: 25-CP-000920 IN RE: The Estate of BARBARA DORSEY, Deceased.

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

The administration of the Estate of BARBARA DORSEY, deceased, whose date of death was December 1, 2023, and whose social security number is ***-**-6650, 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

ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN ER BARRED.

NOTWITHSTANDING THE TIME CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the defied under s. 732.2211.

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

to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-PERIODS SET FORTH ABOVE, ANY

A Personal Representative or cura-

cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228. applies, or may apply, unless a written demand is made by a creditor as speci-

The date of first publication of this

Notice is July 4, 2025. /s/ Kent W. Jones KENT W. JONES, As Personal Representative

Attorney and Personal Representative Attorney for Personal Representative E-mail: SG@EasyEstateProbate.com July 4, 11, 2025 25-01942H

FIRST INSERTION

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

CASE NO.: 24-CA-007430 DIV B LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, v. THOMAS E. MCQUAIG, et al., Defendants.

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 4, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose. com in accordance with Chapter 45, E.S. offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsbor-

ough County, Florida, to wit: Lot 17, Block 7, FOREST BROOKE PHASE 2A, according to the plat as recorded in Plat Book 130, Pages 35 through 42, of the Public Records of Hillsborough County, Florida. Property Address: 5126 Jackel

Chase Dr. Wimauma, FL 33598 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of

certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less that seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 2nd day of July, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 4, 11, 2025 25-01948H

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA

PROBATE DIVISION File No. 25-CP-002059 Division: U IN RE: ESTATE OF DANIEL DIXON.

Deceased. The administration of the estate of DANIEL DIXON, deceased, whose date of death was March 4, 2024, is pending in the Circuit Court for Hillsborough County Florida, Probate Division, Case No.: 25-CP-002059, the address of which is Hillsborough County Clerk of Court, 301 N. Michigan Avenue, Plant City, Florida 33563. 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 who have claims or deagainst decedent's estate on whom a copy of this notice is required to be served must file their claims with the court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other person 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 PUBLICA-TION OF THIS NOTICE IS JULY 4, Personal Representative:

Barbara Jean Dixon 632 Frank Griffin Avenue Plant City, Florida 33565 Attorney for Personal Representative: THEODORE N. TAYLOR, ESQUIRE ATTORNEY AT LAW 10404 Tara Drive Riverview, FL 33578 (813) 752-5633 Email: ttaylor@tntpalaw.com

25-01944H

Fla. Bar No.: 261319

July 4, 11, 2025

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT Environmental Protection Commission of Hillsborough County Draft Title V Permit No. 0570018-047-AV Argos USA, LLC, Tampa Cement Grinding Plant Hillsborough County, Florida

Applicant: The applicant for this project is Argos USA, LLC. The applicant's responsible official and mailing address are: Claudio Manera, Operations Manager, Argos USA, LLC, Tampa Cement Grinding Plant, 2001 Maritime Blvd., Tampa, FL

Facility Location: The applicant operates the existing Tampa Cement Grinding Plant, which is located in Hillsborough County at 2001 Maritime Blvd., Tampa, FL

Project: The applicant applied on March 20, 2025 to the Environmental Protection Commission of Hillsborough County to incorporate additional truck loading spouts, installation of a new railcar unloading system, increases in operational limits, as authorized by Construction Permit Nos. 0570018-042-AC and 0570018-046-AC, and the inactivation of a decommissioned emission unit. This is a revision of Title V Air Operation Permit No. 0570018-045-AV.

Permitting Authority: Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, 62-213 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility. The Environmental Protection Commission of Hillsborough County is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical/mailing address is: 3629 Queen Palm Drive, Tampa, FL 33619. The Permitting Authority's telephone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: https://fldep.dep.state.fl.us/air/emission/apds/ default asp and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

Notice of Intent to Issue Permit: The Permitting Authority gives notice of its intent to issue a Title V air operation permit revision to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of the existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-21362-296 and 62-297, F.A.C. The Permitting Authority will issue a proposed permit and subsequent final permit in accordance with the conditions of the draft permit unless a response received in accordance with the following procedures results in a different decision or a significant change of terms or condi-

Comments: The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Because this permitting project is a revision to the existing Title V air operation permit, the revisions detailed in the Statement of Basis are the only portions of the permit that are open for public comment or challenge. Comments received related to the remainder of the permit will not be addressed during this permitting action. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft permit, the Permitting Authority shall issue a revised draft permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those

entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Environmental Protection Commission of Hillsborough County's Legal Office via electronic mail at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b) (2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at http://www2.epa.gov/caa-permitting/florida-proposed-title-v-permits.

July 4, 2025

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Panther Trace II Community Development District (the "District") will hold a public hearing and a meeting on July 28, 2025, at 6:30 p.m. at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive,

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.panthertracecdd2.net, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertyservices.com or via phone at (321) 263-0132, extension 536.

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

Lot Type	Lot Count	ERU	O&M Assessment	
Villas 33.5'	110	0.75	\$668.11	
Single Family 40'	318	1.00	\$890.82	
Single Family 50'	199	1.25	\$1,113.52	
Single Family 60'	173	1.50	\$1,336.23	
Single Family 70'	129	1.75	\$1,558.93	
Single Family 85'	190	2.13	\$1,897.45	



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

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the

District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this no-

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

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

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

Heath Beckett, District Manager $4931\hbox{-}9422\hbox{-}4695, v.\,1$ July 4, 2025

25-01947H

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





Are there different types of legal notices?

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

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

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

228 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		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or	Creation of Special	Delinquent Tax Lists,	Name Changes
Summaries or	Tax Districts	Tax Deed Sales	Probate Rulings
Agency Proposals	School District Reports	Government Property Sales	Divorces and Adoptions
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Orders to Appear in Court

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

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

unknown

Adoption.

SECOND INSERTION

NOTICE OF ADOPTION

PROCEEDING -

IN THE PROBATE COURT OF

SHELBY COUNTY, ALABAMA

Case No: PR-2025-002013

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

Please take notice that a Petition to adopt JRG a female born to Ashley

Renee Hendrix on March 30, 2025 in

Tampa, Hillsborough County, Florida has been filed in the Probate Court of

Shelby County. As a notified party, you

may appear in the adoption proceeding to contest or support the Petition for

Please be advised that if you intend

to contest this adoption, you must file

a written response within thirty (30) days from the last day this Notice of Adoption Proceeding is published with

the attorney for said Petitioner, whose

name and address is shown below. and with the Chief Clerk of the Shelby

County Probate Court at P.O. Box 825

Columbiana, Alabama 35051. If you fail to respond within said thirty (30) days,

the Court may construe that failure as

an implied consent to the adoption and as a waiver of a right to appear and of

further notice of the adoption proceedings. If the adoption is approved, your parental rights, if any, will be consid-

SECOND INSERTION NOTICE OF ACTION FOR

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

Case Number: 24-DR-007107 IN RE: THE MARRIAGE OF:

ELIAS AUEAD, Petitioner/Husband,

MAISEY AUEAD,

Respondent/Wife.
YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amal Masri Esq., Attorney for Petitioner, whose address is 16800 NW 2nd Ave. Ste. 309 N. Miami Beach, FL 33169 and file the original with the clerk of court on or before July 25, 2025 and file the original with the clerk of this court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, FL 33601, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings. Dated 6/17/2025

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT By: JENNIFER TAYLOR Deputy Clerk

Jun. 27; Jul. 4, 11, 18, 2025 25-01836H

This the 13 day of June, 2025. Attorney ROBERT M. ECHOLS ESQ. 4 OFFICE PARK CIRCLE

SUITE 116 BIRMINGHAM, AL 35223

ered terminated.

(205)870-3700 Jun. 27; Jul. 4, 11, 18, 2025

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 25-CP-000258 IN RE: ESTATE OF TERRY TALTON

Deceased. TO: RONALD TALTON, FATHER OF TERRY TALTON

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any on Petitioner's Attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before 07/18/25, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or Order for the relief demanded without further notice.

If you are a person with a disability

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

-- ACTIONS / PUBLIC SALES ---

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION

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

FAMILY LAW DIVISION Case No.: 25-DR-003385

Division: R IN RE: THE MATTER OF PAULINA DANIEL, Petitioner/Mother, and

IVAN ORDONEZ AGUILAR, Respondent/Father. TO: IVAN ORDONEZ AGUILAR

YOU ARE HEREBY NOTIFIED that a Petition to Establish Parenting Plan by Publication/Posting and for Related Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 7/17/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. Clerk of Court Address is 800 E. Twiggs

St., Room 101, Tampa, FL 33602. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-

ing dismissal of striking of pleadings.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 11 day of June, 2025. Clerk Name: VICTOR D. CRIST

As clerk, Circuit Court Hillsborough County, Florida (Circuit Court Seal) By JENNIFER TAYLOR As Deputy Clerk

Attorney for Petitioner: Pablo Morla, Esq. Morla Law Group, P.A. 3621 W. Kennedy Blvd. Tampa, Florida 33609 Jun. 20, 27; Jul. 4, 11, 2025

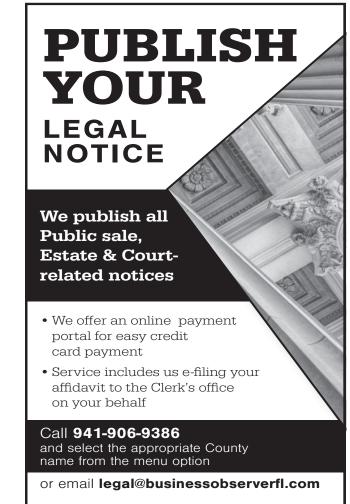
25-01783H

SECOND INSERTION

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

Jun. 27; Jul. 4, 2025 25-01816H

BIKE, STEPPER, TV, AIR PURIFIER, STROLLER, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated



SECOND INSERTION

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

CASE NO.: 25-CA-002174 PHH MORTGAGE CORPORATION, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS. CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF SHIRLEY M. GEORGE, DECEASED: et al..

Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Shirley M. George, De-

Last Known Residence: Unknown TO:David Wayne Harrison Last Known Residence: 10110 Kenlake Drive Riverview, FL 33569

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

LOT TWENTY-SIX (26) OF KENLAKE SUBDIVISION AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA

has been filed against you and you are

NOTICE OF ACTION

UNITED STATES DISTRICT COURT

MIDDLE DISTRICT OF FLORIDA

TAMPA DIVISION

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

SAMORA CONSTRUCTION LLC,

PEARL & SAMORA LLC, JPMORGAN CHASE BANK, N.A.,

AHYOUNG, and ALL UNKNOWN

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 Amend-

ed Complaint filed in this action as the

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 Defen-

dants, who are not inhabitants of, nor

found within this state, that they ap-

pear 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 at-

torney, whose address is 606 E. Madi-

son Street, Tampa, FL 33602, thirty days from first publication, and file the

original with the Clerk of this Court ei-

ther before service on Paramount Title's

above-named attorney or immediately

LOCATION:

PERSONS AND ENTITIES CLAIMING BY, THROUGH, OR

a Florida corporation,

Plaintiff, v.

d/b/a PARAMOUNT TITLE,

PATTERSON INVESTMENT

PATTERSON, BRADFORD

GROUP LLC, SAMORA

UNDER ANY OF THEM,

"Suspense Account Funds".

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before July 22, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 16, 2025. As Clerk of the Court (SEAL) By: Mustafa Divan

As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1395-1396B Ref# 11635 Jun. 27; Jul. 4, 2025 25-01842H

thereafter; otherwise a default will be

entered against you for the relief de-

manded in the Second Amended Com-

plaint, and that in default the court will

proceed to the hearing and adjudication

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

Impaired Line 1-800-955-8770.

John J. Agliano / FBN: 0503150

Primary: jagliano@bcalaw.com

Primary: scohen@bcalaw.com

Joshua S. Foutz/FBN: 1049775

Primary: jfoutz@bcalaw.com

Bajo Cohen Agliano P.A.

606 E Madison Street

Phone: (813) 223-3130

Fax: (813) 490-1026

SECOND 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

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 con-

sider 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 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

Any person requiring special accommodations at the public hearing or meeting

because of a disability or physical impairment should contact the District Manager's

Office at least forty-eight (48) hours prior to the public hearing and meeting. If you

are hearing or speech impaired, please contact the Florida Relay Service by dialing

7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will

need a record of proceedings and that accordingly, the person may need to ensure

that a verbatim record of the proceedings is made, including the testimony and evi-

the District's website at https://www.belmont2cdd.org/.

Supervisors or District Staff may participate by speaker telephone.

Rizzetta & Company, Inc. 2700 S. Falkenburg Road, Suite 2745

District ("District") will hold a public hearing and regular meeting as follows:

July 22, 2025

Tampa, FL 33602

Secondary: dcamacho@bcalaw.com

V. Stephen Cohen / FNB: 0948756

Secondary: lheckman@bcalaw.com

Secondary:dcamacho@bcalaw.com

Attorneys for Plaintiff Hillsborough

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

 $\mathrm{Jun.}\ 6, 13, 20, 27; \mathrm{Jul.}\ 4, 11, 2025$

25-01609H

Dated: March 19, 2025

/s/ John J. Agliano

of the action.

FIFTH INSERTION

SECOND INSERTION

HILLSBOROUGH COUNTY

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

CIVIL DIVISION CASE NO. 21-CA-008197 SELECT PORTFOLIO SERVICING,

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

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 14, 2025 and entered in Case No. 21-CA-008197, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFO-LIO SERVICING, INC. is Plaintiff and LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH. REALFORECLOSE.COM, at 10:00 A.M., on July 16, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK "B", LORENE

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

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 19th day of June 2025. ${\bf Marc\ Granger,\ Esq.}$ Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01490 SPS V6.20190626

Jun. 27; Jul. 4, 2025 25-01828H

THIRD INSERTION

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

If you are a person with a disability who needs an accommodation in order CASE NO.: 25-CA-003677 DIVISION: D
BLUE RIDGE EQUITIES, INC., to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of cer-Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, tain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your ASSIGNEES, LIENORS, scheduled court appearance, or imme-CREDITORS, TRUSTEES, OR diately upon receiving a notification of OTHER CLAIMANTS CLAIMING a scheduled court proceeding if the time BY, THROUGH, UNDER, OR before the scheduled appearance is less AGAINST THE ESTATE OF than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination

MICHAEL MAGLIO, DECEASED: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST

THE ESTATE OF ROBERT RUSSO. DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOLORES RUSSO, DECEASED; NICKY BERARDO if living, and if deceased, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF NICKY BERARDO, DECEASED; JOSEPH INDIERO: MICHAEL S. MAGLIO; MICHELLE INDIERO A/K/A MICHELLE SHANNON; ANGELA INDIERO A/K/A ANGELA WESTFALL; KRISTY INDIERO A/K/A KRISTY WILLIAMS: DEAN BERARDO; VICTOR INDIERO; JAMES INDIERO; LAZARO ORTEGA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED

INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, the names

being fictitious to account for parties in possession, Defendants. To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claim-

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

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

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

Last Known Address: Unknown Current Address: Unknown

Claimants

YOU ARE NOTIFIED that an action to determine beneficiaries and quiet title on the following property in Hill-

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

33565 has been filed against you and you are required to serve a copy of your written defenses, by 7/8/25 or 30 days 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,

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

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 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

THESE ARE NOT COURT INFOR-MATION NUMBERS

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

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

25-01673H

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

--- ACTIONS / SALES / ESTATE / PUBLIC SALES---

SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR Hillsborough COUNTY FLORIDA PROBATE DIVISION

File Number: 25-CP-000287 IN RE: ESTATE OF Sylvester Augustus Samuels, Jr. Deceased.

The administration of the estate of SYLVESTER AUGUSTUS SAMUELS, SR., deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: Latrisha Hinton

1309 W. Clearfield Street, Apt. B Philadelphia, PA 19132 Attorney for Personal Representative: Thomas C. Walser, Esq. E-mail Addresses: info@walserlaw.com. twalser@walserlaw.com Florida Bar No. 381578 WALSER LAW FIRM 4800 N. Federal Highway, Suite 108-D Boca Raton, Florida 33431 Telephone: (561) 750-1040 Jun. 27; Jul. 4, 2025 25-01820H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY.

SECOND INSERTION

FLORIDA PROBATE DIVISION File No. 2025-CP-850 IN RE: ESTATE OF PATRICIA A. PAINTER, Deceased.

The administration of the estate of Patricia A. Painter, deceased, whose date of death was February 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025.

Personal Representative:

Sherryann Painter c/o MACKEY LAW GROUP P.A. $1402~3\mathrm{RD}~\mathrm{AVE}~\mathrm{W}$ BRADENTON, FL 34205 Telephone:(941) 746-6225 Fax: (941) 748-6584

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NUMBER: 25-CP-00111 DIVISION: B IN RE: ESTATE OF

JOHN DESTER A/K/A JOHN DESTER, JR. A/K/A JOHN J. DESTER, JR. DECEASED The administration of the estate of John

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

All creditors of the decedent and other persons having claims or 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 OF 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative John J. Dester, III 3680 Timber Ridge Buchanan, VA 24066 Attorney for Personal Representative Donald B. Linsky, Esquire Donald B. Linsky & Associates, P.A. 1509 B Sun City Center Plaza Sun City Center, FL 33573 $\,$ (813) 634-5566 Florida Bar Number 265853

25-01794H

donald@linskylaw.com

Jun. 27; Jul. 4, 2025

SECOND INSERTION

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

File No. 25-CP-001675 Division B IN RE: ESTATE OF: GERARD D. JAWORS

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

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

sonal representative's attorney are set

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

The date of the first publication of

this Notice is June 27, 2025. Personal Representative: Hongyi Chen 4620 Bay Crest Drive

Tampa, FL 33615 Attorney for Personal Representative: Stephen D. Hayman, Esq. 6605 Gunn Highway Tampa, FL 33625 FBN: 0113514 Ph: (813) 968-9846 Fax: (813) 963-0864 Primary E-Mail: Stephen@sdhayman.com Secondary E-Mail: info@sdhayman.com Jun. 27; Jul. 4, 2025 25-01799H

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

dence upon which such appeal is to be based.

25-01845H

--- TAX DEEDS ---

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

File No.: 2025-509 Certificate No.: 2022 / 1935 Year of Issuance: 2022 Description of Property:

INGLEWOOD PARK ADDI-TION NO 1 LOTS 8 9 AND 10 BLOCK 4 PLAT BK / PG : 12 / 93

SEC - TWP - RGE: 12 - 28 - 18 Name(s) in which assessed:

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

Unless such certificate shall be 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

25-01807H

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

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

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

Certificate No.: 2022 / 14341

MAC FARLANE PARK W 6 FT

OF LOT 11 AND LOTS 12 AND

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

All of said property being in the County

Unless such certificate shall be re-

deemed according to law, the property described in such certificate

will be sold to the highest bidder on

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

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205, two

working days prior to the date the ser-

vice is needed; if you are hearing or

Victor D. Crist

25-01811H

SECOND INSERTION

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates has filed the certificates for a tax

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in which it was assessed are:

N 100.07 FT OF S 200.14 FT OF

NE 1/4 OF SW 1/4 OF SE 1/4

SEC - TWP - RGE : 11 - 29 - 21

All of said property being in the County

Unless such certificate shall be re

Folio No.: 0850850000

Year of Issuance: 2022

Name(s) in which assessed: MANUEL REYNOSO

GRASIELA FRANCO

of Hillsborough, State of Florida.

Certificate No.: 2022 / 8611

File No.: 2025-510

Description of Property:

LESS R/W

REYNOSO

voice impaired, call 711.

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

Dated 6/20/2025

www.hillsborough.realtaxdeed.com.

of Hillsborough, State of Florida.

which it was assessed are: Folio No.: 1804600000

Year of Issuance: 2022

Name(s) in which assessed:

3217 PINE ST LLC

File No.: 2025-532

Description of Property:

13 BLOCK 43

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1160430056

File No.: 2025-514 Certificate No.: 2022 / 10646Year of Issuance: 2022 Description of Property:

KINGSTON COURT VILLAS UNIT 212 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG : 20 / 80 SEC - TWP - RGE : 21 - 29 - 18 Name(s) in which assessed:

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

Unless such certificate shall be redeemed according to law, the 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

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

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

deed to be issued. The certificate num-

bers and years of issuance, the descrip-

tion of the property, and the names in

Certificate No.: 2021 / 12012

HANKINS' SUBURBAN HOMESITES REVISED N

PLAT BK / PG : 29 / 26 SEC - TWP - RGE : 33 - 28 - 19

All of said property being in the County

Unless such certificate shall be re-

deemed according to law, the property described in such certificate

will be sold to the highest bidder on

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

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205 two

working days prior to the date the ser-

vice is needed; if you are hearing or

Victor D. Crist

25-01810H

Victor D. Crist

LV20906_V11

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

deemed according to law, the property described in such certificate

will be sold to the highest bidder on

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

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Clerk's ADA Coordinator,

601 E Kennedy Blvd., Tampa Florida,

(813) 276-8100 extension 4205, two

working days prior to the date the ser-

vice is needed; if you are hearing or

voice impaired, call 711.

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

Dated 6/20/2025

If you are a person with a disability

www.hillsborough.realtaxdeed.com.

voice impaired, call 711.

Dated 6/20/2025

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

www.hillsborough.realtaxdeed.com.

which it was assessed are: Folio No.: 1519310000

Year of Issuance: 2021 Description of Property:

79.25 FT OF LOT 2

Name(s) in which assessed:

KATHLEEN G SMITH

of Hillsborough, State of Florida.

File No.: 2025-531

25-01809H

SECOND INSERTION

HILLSBOROUGH COUNTY

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

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

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

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

Last Known Residence: Unknown YOU ARE NOTIFIED that an action

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

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

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

CASE NO.: 29-2024-CA-002811

NOTICE IS HEREBY GIVEN that

pursuant to a Final Judgment in Fore-

closure entered on February 4, 2025

and entered in Case No. 29-2024-CA-

002811 in the Circuit Court of the 13th

Judicial Circuit in and for Hillsborough

County, Florida, wherein TEQUILA

WILLIAMS AND EDWARD T. WIL-

LIAMS, et al., are the Defendants.

The Clerk of the Court, VICTOR

CRIST, will sell to the highest bidder

for cash at https://www.hillsborough.

realforeclose.com on July 16, 2025 at

10:00am, the following described real

property as set forth in said Final Judg-

LOT 254, FERN CLIFF, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN

PLAT BOOK 11, PAGE 21, PUB-

LIC RECORDS OF HILLSBOR-

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

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

OUGH COUNTY, FLORIDA.

U.S. BANK TRUST NATIONAL

FW-BKPL SERIES I TRUST,

EDWARD T. WILLIAMS, et al,

Plaintiff, v.

Defendant(s).

ASSOCIATION, AS TRUSTEE OF

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before July 22, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 16, 2025. As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1091-2668B Ref# 11636

SECOND INSERTION

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

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60

IMPORTANT

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Court's ADA Coordina-

tor, Hillsborough County Courthouse,

800 E. Twiggs St., Room 604, Tampa,

Florida 33602, (813) 272-7040, at least

7 days before your scheduled court ap-

pearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is less than

7 days; if you are hearing or voice im-

GHIDOTTI | BERGER LLP

Telephone: (305) 501-2808

Facsimile: (954) 780-5578

Christophal Hellewell, Esq.

10800 Biscayne Blvd., Suite 201

By: /s/ Johanni Fernandez-Marmol

Johanni Fernandez-Marmol, Esq.

fcpleadings@ghidottiberger.com

Attorneys for Plaintiff

paired, call 711.

Miami, FL 33161

Jason Duggar, Esq.

FL Bar No.: 114230

Anya E. Macias, Esq.

Tara Rosenfeld, Esq.

FL Bar No.: 1055042

Jun. 27; Jul. 4, 2025

FL Bar No.: 59454

FL Bar No.: 0458600

FL Bar No.: 83813

DAYS AFTER THE SALE.

SECOND INSERTION

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

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

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, NA-TIONAL ASSOCIATION is Plaintiff and Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block B, J & L Subdivi-

sion, according to the plat thereof as recorded in Plat Book 45, Page 77, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06150FL

Jun. 27; Jul. 4, 2025 25-01868H

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

CASE NO.: 24-CC-063320

JOHN KEEN.AND UNKNOWN TENANT #1, UNKNOWN TENANT

TO: JOHN KEEN

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 Hillsbor-

against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BREN-TON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 7/22/2025, and file

the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:

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

DATED this 16 day of June, 2025. Victor D. Crist Clerk of the Court (SEAL) by: Jennifer Taylor Deputy Clerk Clerk of Court address: 800 E. Twiggs St. Room 101 Tampa, FL 33602

Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 Jun. 27; Jul. 4, 2025 25-01843H

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

Wells Fargo Bank, N.A. Plaintiff, -vs.-

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

chelle Browning, WHOSE RESI-DENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579, Unknown Spouse of Kerri Browning a/k/a Kerri Michelle Browning, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579, Unknown Parties in 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

including any unknown spouse of the said Defendants, if ei-ther has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons 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 BLUCK NO. 7 SOUTH FORK UNIT 9, ACCORDING TO THE PLAT LOT 36, IN BLOCK NO. 2. OF THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 269 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

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

Victor D. Crist Circuit and County Courts (SEAL) By: /s/ Kathi M. Simmons Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 23-329761 FC01 WNI

25-01827H

Jun. 27; Jul. 4, 2025

DIVISION

Plaintiff, vs.
JOEL URENA, et al.,

SECOND INSERTION

CIVIL DIVISION

PLANTATION HOMEOWNERS, Plaintiff, vs.

Defendants.

10703 FAIRFIELD VILLAGE DRIVE TAMPA. FLORIDA 33647 YOU ARE HEREBY NOTIFIED that

ough County, Florida. ADDRESS: 10703 Fairfield Vil-

lage Drive, Tampa, FL 33624

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

SECOND INSERTION

IN THE CIRCUIT COURT OF THE

Case #: 25-CA-000651 DIVISION: D

Kerri Browning a/k/a Kerri Michelle Browning; Unknown Spouse of Kerri Browning a/k/a Kerri Michelle Browning; United States of America,

above named Defendant(s)

Defendant(s). TO: Kerri Browning a/k/a Kerri Mi-

Residence unknown, if living, claiming by, through, under or

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

LOT 21, BLOCK 6, EVERINA HOMES FIFTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 38 PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346 on or before 7/22/2025, and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

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

DATED ON June 16, 2025. VICTOR D. CRIST County Clerk of Circuit Court (SEAL) By: JENNIFER TAYLOR

Deputy Clerk The Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602

Leslie S. White, Esquire, the Plaintiff's attorney, 420 S. Orange Avenue, Suite 700, P.O. Box 2346. Orlando, Florida 32802-2346

SECOND INSERTION

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

> Case No. 25-CA-005045 Division B

REGIONS BANK, Plaintiff, vs. FRANCES ELIZABETH MCGOWAN; UNKNOWN SPOUSE OF FRANCES ELIZABETH MCGOWAN: JUSTIN FRANCIS WALSH; UNKNOWN SPOUSE OF JUSTIN FRANCIS WALSH: DESIREE MCGOWAN; UNKNOWN SPOUSE OF DESIREE MCGOWAN; GOODLEAP, LLC; and UNKNOWN TENANT

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

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

> 5715783.v1 Jun. 27; Jul. 4, 2025

25-01813H

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY. FLORIDA PROBATE DIVISION File No. 25-CP-002042 IN RE: ESTATE OF LARRY MARTIN

Deceased. The administration of the estate of Larry Martin, deceased, whose date of death was October 18, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attor-

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

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

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

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

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

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

Personal Representative: Kewa Martin

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

Jun. 27; Jul. 4, 2025

SECOND INSERTION

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

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of BETTY JEAN FISHER, deceased, File Number 25-CP-001902; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601; that the decedent's date of death was July 21. 2024; that the total value of the estate is \$14,100.66 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Creditors: 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 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this

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

5113 Presidential St. Seffner, FL 33584 Attorney for Person Giving Notice: Ashlev 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, 2025 25-01796H

SECOND INSERTION

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

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.

Deceased.

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

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

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

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

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

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

MANUEL ANTHONY GONZALES, JR. Personal Representative 22 Parker PL

Fords, NJ 08863 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 413550 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com Secondary Email: rhartt@hnh-law.com Jun. 27; Jul. 4, 2025 25-01797H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY.

FLORIDA PROBATE DIVISION File No. 24-CP-002675 Division B IN RE: ESTATE OF CHARLENE ROBERTA STUART

Deceased.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733. 702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 06/27/2025.

Personal Representative: Jeffrey A. Stuart 8115 Rothbury Hills PL Gibsonton, Florida 33534

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

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

Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 Name: CHARLES S. WHITE Address: 110 E. Reynolds St., Ste. 900,

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

SECOND INSERTION

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

Case No.: 2025-CP-002113 IN RE: ESTATE OF KAREN W. HURLEY Deceased.

The administration of the estate of Karen W. Hurley, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

must be filed with the clerk.

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

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

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

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

Personal Representative:

Manuel Antonio Cardozo

Attorney for Personal Representative: FLORIDA ELDER LAW & LEGACY PLANNING /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Email: ed@flellp.com

Jun. 27; Jul. 4, 2025 25-01819H

SECOND INSERTION

25-01849H

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-1869 Division: B IN RE: Estate of CARLOS PENILLA a/k/a CARLOS ALBERTO PENILLA GARCIA,

Deceased. The administration of the estate of Carlos Penilla, also known as Carlos Alberto Penilla Garcia, deceased, whose date of death was March 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

OF THIS NOTICE ON THEM.

All other creditors of the decedent

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.

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

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

/s/Carlos Penilla, Jr. Carlos Penilla, Jr. Personal Representative 11233 Blacksmith Drive

Tampa, FL 33626 /s/Christian Smith Christian Smith, Esq. Smith Will Trust PLLC 4830 W. Kennedy Blvd., #600 Tampa, FL 33609 Telephone: (727) 424-1464

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

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

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

Attorney for Personal Representative Florida Bar No. 1039145 Email: christiansmithlaw@gmail.com Jun. 27; Jul. 4, 2025 25-01818H

SECOND INSERTION

NOTICE OF ACTION FOR: BREACH OF CONTRACT IN THE COUNTY COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-010878 DIVISION: O HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS a Florida corporation, Petitioner, v. RANDALL LOESCHNER, an

individual.

Respondent. TO: RANDALL LOESCHNER 5115 Abisher Wood Lane

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HOL-LANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS through its counsel, Mason A. Pokorny, Esq. ADAMS AND REESE LLP, whose address is 100 N. Tampa St., Ste. 4000, Tampa, Florida 33602, on or before 7/23/2025, a date within 28 days after first publication, and file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on HOLLANDER EXTE-RIORS, INC., d/b/a WEATHER TITE WINDOWS or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less Compl 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.

> 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

25-01814H

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

Dated on 6/17/2025.

Mason A. Pokorny

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 25-CP-1955 Division A IN RE: ESTATE OF

SHERRILL GWEN HOLMBERG A/K/A SHERRY L. HOLMBERG Deceased. The administration of the estate of

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

IN FLORIDA STATUTES SEC TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

THE TIME PERIODS SET FORTH

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025.

Personal Representative: Douglas Holmberg

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

PUBLISH YOUR LEGAL NOTICE

- 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** or email legal@businessobserverfl.com



HILLSBOROUGH COUNTY

SECOND 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 attornev are set forth below.

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

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

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

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

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

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

Personal Representative: /s/ Marianna Diaz Marianna Diaz 7606 W. Hanna Avenue

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

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 2060260000

File No.: 2025-499 Certificate No.: 2022 / 15625 Year of Issuance: 2022

Description of Property: 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

SECOND 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 Tincher, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 S. Twiggs St. Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 Tincher** 587 E. Rich St. Apt. 106

Columbus, OH 43215 Attorney for Personal Representative: Kimberly K. Muenter, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuenter@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com Jun. 27; Jul. 4, 2025 25-01838H

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 2090250000

File No.: 2025-500 Certificate No.: 2022 / 15785 Year of Issuance: 2022 Description of Property: 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

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

The administration of the estate of EU-GENIUSZ BARCEWICZ, deceased, whose date of death was April 6, 2025 is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

SECOND INSERTION

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

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

Folio No.: 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 PLAT BK / PG : 1 / 30

SEC - TWP - RGE : 17 - 29 - 19 Name(s) in which assessed: MAJEC REALTY HOLDINGS

All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

SECOND INSERTION

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

PROBATE DIVISION File No. 25-CP-000777 IN RE: ESTATE OF CAROL JAN RICHARDSON Deceased.

The administration of the estate of Carol Jan Richardson, deceased, whose date of death was October 3, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

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

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

Personal Representative: Thomas C. Richardson 1407 Pope Place

Lutz, Florida 33548 Attorney for Personal Representative: Zachary R. Walters, Esq.

Attorney Florida Bar Number: 1059075 WOLLINKA & WOLLINKA, Attorneys at Law 10015 Trinity Blvd, Suite 101A TRINITY, FL 34655 Telephone: (727) 937-4177 E-Mail: zack@wollinka.com Jun. 27; Jul. 4, 2025 25-01869H

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED

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

Folio No.: 1992944274 File No.: 2025-503 Certificate No.: 2022 / 15232 Year of Issuance: 2022

Description of Property: TOWERS OF CHANNELSIDE CONDOMINIUM UNIT 2301-T2 AND AN UNDIV INT IN COMMON ELEMEN 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 re-

deemed according to law, the propdescribed 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

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

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

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

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

The date of first publication of this

notice is June 27, 2025. AMANDA ANDERSON,

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

jennifer@srblawyers.com Jun. 27; Jul. 4, 2025 25-01865H

SECOND INSERTION NOTICE OF APPLICATION

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

which it was assessed are: Folio No.: 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

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 re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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

SECOND INSERTION

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

PROBATE DIVISION File No. 25-CP-001235 Division: w IN RE: ESTATE OF JEFFREY LYNN ANDERSON.,

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

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

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

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

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

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

KIM ANDERSON 3506 Old Course Lane Valrico, FL 33596

Personal Representative Justin J. Klatsky Attorney for Personal Representative

Florida Bar No. 62500 Valrico Law Group 3626 Erindale Drive Valrico, FL 33596

Telephone: (813) 661-5180 Email: justin.klatsky@valricolawgroup.com Secondary Email:

tara.morrow@valricolawgroup.com Jun. 27; Jul. 4, 2025

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0303875058 File No.: 2025-508 Certificate No.: 2022 / 2418 Year of Issuance: 2022

Description of Property: THE TAMPA RACQUET CLUB A CONDOMINIUM UNIT 131 TYPE 1/1 .003410 PERCENT OF OWNERSHIP OF COM-MON AND LIMITED COM-MON ELEMENTS

PLAT BK / PG: 2 / 27 SEC - TWP - RGE: 33 - 28 - 18 Name(s) in which assessed: ESTATE OF ORDULIO HERNANDEZ

YALAHA HOLDINGS 34639 LLC Ballard Green Trust 33511 All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at

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

> Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk

Dated 6/20/2025

Jun. 27; Jul. 4, 11, 18, 2025 25-01806H



What is a public notice?

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24CA004592 DIV. C LOAN FUNDER LLC, SERIES 41458, Plaintiff, vs. BRIDGEPORT PROPERTIES, LLC, a Florida Limited Liability Company; ANGEL SANTOS; SUN LAKES PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION.

Defendants. TO: ANGEL SANTOS Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH COUN-TY, Florida:

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

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

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

in The Business Observer (whichever is later) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

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

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

WITNESS my hand and the seal of this Court this 23 day of June, 2024. CLERK OF THE COURT

VICTOR D. CRIST (SEAL) By: JENNIFER TAYLO As Deputy Clerk

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

SECOND INSERTION

SECOND INSERTION

AMENDED NOTICE OF ACTION;

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

CASE NO.: 251-CA-1011 DIVISION: O BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR., Defendant.

TO: JOHNNY L. ADKINS, JR. 611-613 Calhoun Avenue Seffner, Florida 33584

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

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,

DIEP TRUONG AND HIEU

HUYNH, HUSBAND AND WIFE; AND UNKNOWN PARTY

OR PARTIES IN POSSESSION,

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

32, CYPRESS PARK GARDEN

HOMES I, a Condominium, according to the plat thereof

recorded in Condominium Plat

Book 5, page 33; and being fur-

ther described in that certain

Declaration of Condominium re-

corded 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,

at public sale, to the highest and best

bidder, for cash, online https://www.

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

hillsborough.realforeclose.com, on:

Tampa, FL 33625.

County, Florida, described as: Condominium Parcel: Unit No.

Plaintiff, vs.

Defendants.

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

Any persons claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

The court, in its discretion, may en-

large the time of the sale. Notice of the changed time of sale shall be published

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled.

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

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

a scheduled court proceeding if the time

before the scheduled appearance is less

than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

Impaired Line 1-800-955-8770.

Johnson Pope Bokor Ruppel &

360 Central Avenue, Suite 500

Respectfully submitted,

St. Petersburg, FL 33701

Primary Email Address:

Secondary Email Address:

CYPRESS PARK GARDEN

By: Karen E. Maller, Esquire

Florida Bar No. 822035

Jun. 27; Jul. 4, 2025

Matter #160712

HOMES I CONDOMINIUM, INC.

25-01863H

kmaller@jpfirm.com

kmurphy@jpfirm.com

Attorneys for Plaintiff.

(727) 999-9900 - Telephone (727) 800-5981 — Facsimile

Burns, LLP

as provided herein.

25-01822H

SECOND 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. 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,

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 re corded 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;

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 re-

corded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as fol-

the point of beginning;

ment for ingress and egress contained in instrument recorded in O.R. Book 6651, Page 551 et.: Seq. of the Public Records of Hillsborough County, Florida.

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, de-

scribed 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 Be-

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

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

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

from the Northeast corner of

aforesaid Tract 6, thence South, 214.25 feet along the East Boundary of said Tract 6, to the point of beginning thence South 30.00 feet along the East Boundary of said Tract 6; thence South 87°55'31" West, 203.37 feet; thence North parallel with the East Boundary of said Tract 6, 35.00 feet; thence North 89°20'02" East, 203.25 feet to

Together with that certain ease-And

ginning.

clerk reports the surplus as unclaimed.

Robyn Katz, Esq.

23-05967FL Jun. 27; Jul. 4, 2025 25-01867H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA CASE NO.: 23-CA-014561 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR MORTGAGE IT TRUST 2004-1, Plaintiff, vs. NORMAN A. SMITH A/K/A

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

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

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.

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

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

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as 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 dis-

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

SECOND INSERTION

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

CASE NO. 23-CA-001799 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
DELORES REID AND SALEEM SALAAM, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2025, and entered in 23-CA-001799 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION is the Plaintiff and DE-LORES REID; SALEEM SALAAM; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; TECHNOLOGY CRED-IT UNION; BANK OF AMERICA, N.A.; MV REALTY PBC, LLC are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will the highest and best bidder for cash at www. hills borough. real foreclose. com,at 10:00 AM, on July 16, 2025, the

following described property as set forth in said Final Judgment, to wit: THAT PORTION OF LOT 17 AND THAT PORTION OF LOT 18, IN BLOCK 16 OF APOLLO BEACH, UNIT 1, PART 1, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST COR-NER OF LOT 15 IN BLOCK 16 OF APOLLO BEACH, UNIT 1, PART 1, AS RECORDED IN PLAT BOOK 34 ON PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 HAV-ING A RADIUS OF 1382.40 FEET, RUN THENCE NORTH-ERLY ALONG SAID CURVE 43.61 FEET THROUGH A CENTRAL ANGLE OF 1 DEG. 48 MIN. 27 SEC. TO THE POINT OF BEGINNING, CONTINUE THENCE ALONG SAID CURVE 80.00 FEET THROUGH A CENTRAL AN-GLE OF 3 DEG. 18 MIN. 57 SEC. TO A POINT, RUN THENCE NORTH 73 DEG. 09 MIN. 21

SEC. WEST 125.00 FEET TO

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

Property Address: 6312 FAIR-WAY BLVD, APOLLO BEACH, FL 33572

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

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 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: flmail@raslg.com 22-068726 - MiM Jun. 27; Jul. 4, 2025 25-01847H

SECOND INSERTION

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

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

Defendant(s).

ment of Foreclosure or order, to wit:

Drive, Tampa, FL 33625

Pursuant to the Fla. R. Jud.

AMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON

COUNTY, FLORIDA

Plaintiff(s), vs.

DOUGLAS SPIEGEL; et al..

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 19, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best hidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of July, 2025 at 10:00 AM on the following described property as set forth in said Final Judg-

LOT 110, BLOCK 1, CARROLL-WOOD MEADOWS, UNIT VII, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 55, PAGE 44, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 4914 Oakshire

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.

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

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 PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIV-ITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ`S FOR ANSWERS TO MANY 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 COOR-DINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1- 800-955-8771: VOICE IMPAIRED: 1-800-

955-8770; E-MAIL: ADA@FLJUD13. ORG. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-001480-1 Jun. 27; Jul. 4, 2025 25-01862H HILLSBOROUGH COUNTY

SECOND INSERTION

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

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RYAN A. WESTFALL AND KIMBERLY M. WESTFALL, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 26, 2024, and entered in 23-CA-001282 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RYAN A. WEST-FALL; KIMBERLY M. WESTFALL; HILLSBOROUGH COUNTY, FL; SUMMERFIELD MASTER COM-MUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 15, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

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.

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

SECOND INSERTION

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

COUNTY, FLORIDA

CASE NO.: 23-CA-012708 LOANDEPOT.COM, LLC, Plaintiff, VS. SCOTT DAVID PARKER; STEPHANIE PARKER A/K/A STEPHANIE L. PARKER; HIGHLAND MEADOWS AT AYERSWORTH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR

OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 17, 2025 in Civil Case No. 23-CA-012708, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County. Florida, wherein, LOANDEPOT.COM, LLC is the Plaintiff, and SCOTT DA-VID PARKER; STEPHANIE PARKER A/K/A STEPHANIE L. PARKER; HIGHLAND MEADOWS AT AYER-SWORTH HOMEOWNERS ASSO-CIATION, INC.; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

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

the following described real property as set forth in said Final Judgment, to wit: LOT 52, BLOCK 27, HIGH-LAND ESTATES PHASE 2B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 121, PAGE(S) 198 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

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

Dated this 19th day of June, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.06.19 15:48:37-04'00' Foxit PDF Editor Version: 12.1.0

FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com 1454-689B

Jun. 27; Jul. 4, 2025 25-01830H

SECOND INSERTION

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

CASE NO.: 18-CA-002507 MIDFIRST BANK. Plaintiff, VS. MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT: SHIRLEY D. LAMBERT; HILLSBOROUGH COUNTY FL CLERK OF COURT: STATE OF FLORIDA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS **Defendant**(s). NOTICE IS HEREBY GIVEN that

sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 21, 2019 in Civil Case No. 18-CA-002507, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County. Florida, wherein, MIDFIRST BANK is the Plaintiff, and MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT; SHIRLEY D. LAM-BERT; HILLSBOROUGH COUNTY FL CLERK OF COURT; STATE OF FLORIDA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on

August 18, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 19 & 20, BLOCK "G" MAP OF HILLSBORO HEIGHTS. SOUTH ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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

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

Dated this 23rd day of June, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E= zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.06.23 13:02:57-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com 1485-121B

Jun. 27; Jul. 4, 2025 25-01853H

SECOND INSERTION

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

CASE NO.: 24-CA-001275 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, **SERIES 2006-6.** Plaintiff, VS. BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH,

UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTER-EST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 26, 2024 in Civil Case No. 24-CA-001275, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPA-NY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 is the Plaintiff, and BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREA-SURY-INTERNAL REVENUE; UN-KNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-

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

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

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

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

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

Dated this 19th day of June, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro, FL Bar No. 66699 2025.06.19 14:50:20-0'400' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15776B Jun. 27; Jul. 4, 2025

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CIVIL DIVISION Case #: 22-CA-002624 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 Jesey Laferty: 4614 North Lincoln Avenue, Tampa, FL 33614

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: LYING AND BEING LOCATED IN THE CITY OF TAMPA,

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

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

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

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

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on the 6TH day of JUNE, 2025. Victor D. Crist

Circuit and County Courts (SEAL) By: /s/ Mustafa Divan Deputy Clerk LOGS LEGAL GROUP LLP,

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

SECOND INSERTION

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, named Defendant(s); Unknown Parties in Possession #2, if living,

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

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

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

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

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM NO LATER
THAN THE DATE THAT THE
CLERK REPORTS THE FUNDS AS UNCLAIMED.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 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

SECOND INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

Case No. 25-CA-001739 Freedom Mortgage Corporation Plaintiff, vs. Kenneth W. Sherman; Lisa

Sherman; GTE Federal Credit Union DBA GTE Financial; United States of America on behalf of the Secretary of Veterans Affairs; Bay Hills Village Condominium Association, Inc. Defendants.

TO: Kenneth W. Sherman

Last Known Address: 10602 Bay Hills

Circle, Thonotosassa, FL 33592 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

SITE NO. 33, BLOCK 1, BAY HILLS VILLAGE, A CONDO-MINIUM, AND AN APPUR-TENANT UNDIVIDED IN-TEREST IN THE COMMON ELEMENTS THEREOF, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RE-CORDS BOOK 4525, PAGE 342, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA AS AMENDED

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

OF HILLSBOROUGH COUN-TY, FLORIDA.
TOGETHER WITH THAT

CERTAIN 1988 PALM HAR-BOR MOBILE HOME WITH

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

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

(813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

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

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

Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135 Tampa, FL 33634

File # 25-F00438 Jun. 27; Jul. 4, 2025 25-01844H