

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.creekpreservecd.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 crafta@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 to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/2025 at 2:30pm. 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, sports
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 25-01878H

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	Boxes bags totes
G-823	Dominguez, Homero	Tools furniture appliances
D-769	LeCount, Anira	Furniture electronics toys
C-625	Moore, Kelly	Clothing books electronics
A-261	Price, Heather	Tools furniture toys
A-249	Jackson, Sydni	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.
July 4, 11, 2025 25-01879H

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 creekpreservecd.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 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
527	Shawn Carter	Household goods

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.
July 4, 11, 2025 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.
3rd Gear 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.self-storageauction.com on 7/24/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A016	Elijah Doerr	Bedding, Boxes, Furniture, Lamps, Tools
Unit # A026	Priscilla Maria Lovette	Bedding, Clothing, Furniture
Unit # A224	Mykasia Carey	Clothing, Dishes, Furniture
Unit # A234	Anthony Dopson	Boxes, Furniture
Unit # A247	Derrick Matis	Electronics, Lamps, Sports
Unit # A257	April Tucker	Boxes, Clothing, Furniture, Toys
Unit # A336	Jontrell Smith	Appliances, Furniture
Unit # B193	Valarie Chatman	Bedding, Furniture
Unit # B239	Norbelis Sanchez	Bedding, Boxes, Totes, Furniture
Unit # B267	Ciara Williams	Frames, Boxes, Bags, Totes
Unit # C030	Shawdell Folks	Boxes, Bags, Furniture, Sports
Unit # D147	Tiffany McNeill	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

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISOR MEETING BELMONT II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Belmont II Community Development District (“District”) will hold a regular meeting of the Board on **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 agenda for this meeting may be obtained by contacting the District Manager by mail at the office of the District Manager at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571 or by visiting the District's website, <https://www.belmont2cdd.org>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

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

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

Belmont II Community Development District
Matthew Huber, District Manager
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 auditing services.

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 25-01875H

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 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 AM at each individual repair facility.
40211 2016 Cadillac VIN#: 1G6AA5RXOG0113815 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

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 DEVONSHIRE RD TAMPA, FL 33634/ Name: FAST SERVICES FLORIDA LLC 1FTEW1CP3JKD41255 2018 FORD 9473.86 Tel: 813-697-1791 MV#: MV114300 Location: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/ Name: VISBAL BODY SHOP INC 3C6MRVJG7PE510161 2023 RAM 17130.16 2HKKRW1H57LH424357 2020 HOND 11379.66 Tel: 813-697-1791 MV#: MV104591 Location: 9254 LAZY LN TAMPA, FL 33614/ Name: CACHIMBA BODYSHOP LLC 2C4RC1DGL2LR144932 2020 CHRY 12509.55 3VV3B7AX3MM066591 2021 VOLK 10479.53/ Name: FONTENANCY AUTO REPAIR LLC 3C63RRGL2NG151777 2022 RAM 13,600.67 1FT8W3DT3GEB39745 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/ July 4, 2025 25-01924H

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 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 KIA FORTE LX/LXS
July 4, 2025 25-01925H

--- PUBLIC SALES ---

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'	\$1,747.59	\$1,620.24	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.

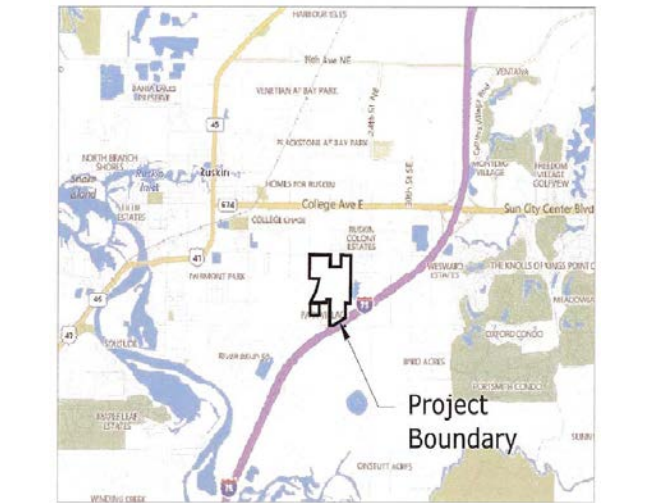
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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



4926-5759-5700, v. 1
July 4, 2025

25-01886H

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' East	\$3,073.22	\$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.

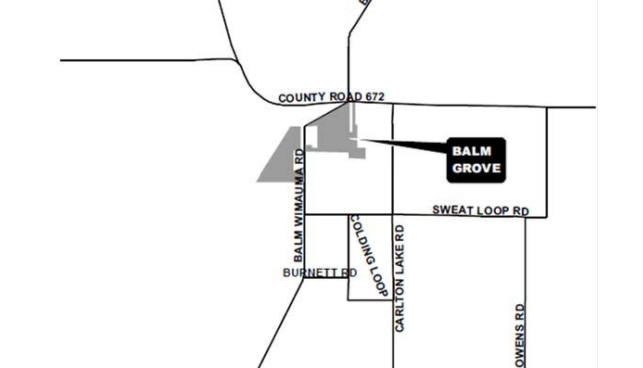
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

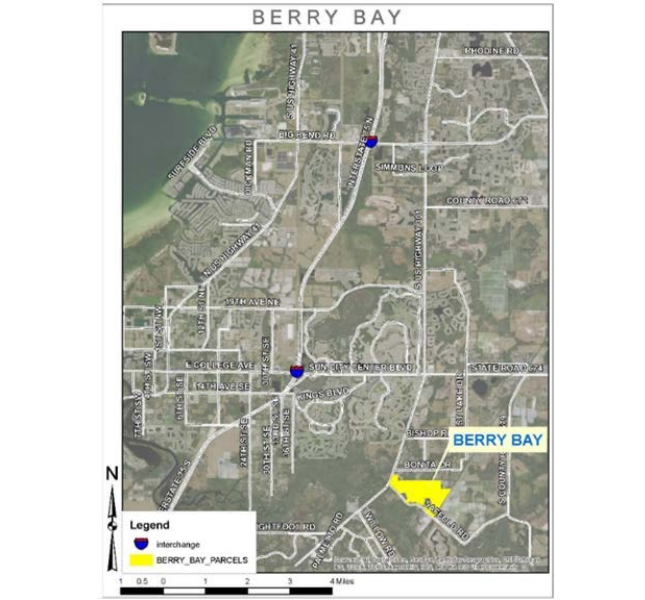
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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
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. 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is July 4, 2025. Personal Representative EILEEN MULLIGAN CROWLEY, Personal Representative 7001 Thysail 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: skip@babyboomersbarrister.com July 4, 11, 2025 25-01913H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Grandesch 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 on 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

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 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'	\$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.

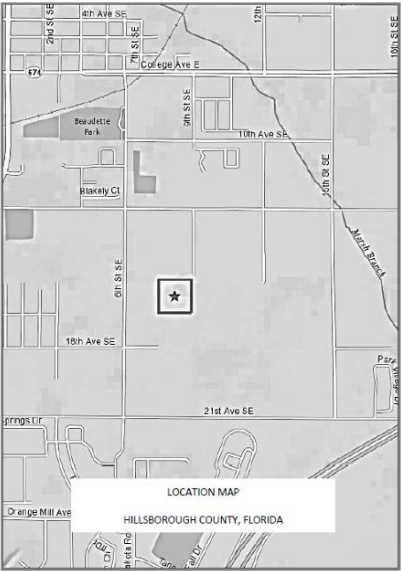
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may 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



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.

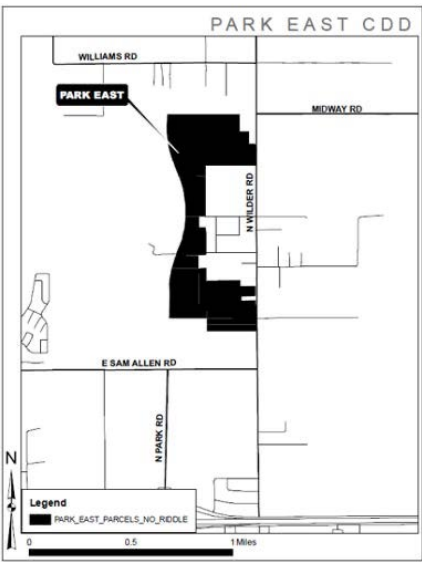
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

25-01895H

PUBLISH YOUR
LEGAL NOTICE

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

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and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

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JV20878_V30

--- ESTATE ---

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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: jriversa@hnh-law.com July 4, 11, 2025	25-01883H

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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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

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 HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025.	
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	25-01911H

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 Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 July 4, 11, 2025	25-01892H

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 representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is 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 Telephone: (888) 778-0063 E-Mail: attorneylori@lorivella.com July 4, 11, 2025	25-01882H

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-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 Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order resccheduling 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 RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Lara Diskin FL Bar # 43811 For Michael L. Tebbi, Esq. FL Bar # 70856 22-326633 FCO1 CGG July 4, 11, 2025	25-01898H

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-008403 BELAUT PIERRE, Plaintiff, vs. KETTY PIERRE, ANNICK RATON, DARNELL RAMEAU, SOLEILA RAMEAU, JOLINA RAMEAU, and SAMUEL RAMEAU, Defendants. NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Partition Sale, dated June 26, 2025, and entered 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, ANNICK RATON DRNELL RAMEAU, SOLEILA RAMEAU, JOLINA RAMEAU 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://www.hillsborough.realforeclose.com The subject property is described as set forth in the said Order, to wit: 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, Florida. Parcel ID: A-17-28-19-44B-	
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 PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE 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 UNCLAIAMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. IMPORTANT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 26th day of June 2025. By: Robert Salta, FLORIDA BAR NO.: 1022665 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Riverview Florida 33578 July 4, 11, 2025	25-01897H

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 under unrecorded leases or otherwise, Defendants. 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: LOT 9, BLOCK1, HUNTER'S GREEN PARCEL 19 PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 45-1 THROUGH 45-4, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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.realforeclose.com in accordance with Chapter 45, Florida	
Statutes. 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 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 Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order resccheduling 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 RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Lara Diskin FL Bar # 43811 For Michael L. Tebbi, Esq. FL Bar # 70856 22-326633 FCO1 CGG July 4, 11, 2025	25-01898H

ACTIONS / SALES


FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 23-CA-014684</p> <p>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).</p> <p>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 COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS 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 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DECEASED; 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</p>
<p>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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 44-B, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 3915 W ARCH ST, TAMPA, FL 33607</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 27 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: (S)Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-104402 - MIM July 4, 11, 2025 25-01916H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 23-CA-013118</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GLORIA ZUNIGA, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant 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 HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PERRY D. PREVATT, DECEASED; GLORIA ZUNIGA; BARBARA GARCIA; STATE OF FLORIDA, DEPARTMENT 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 FANTASIA, PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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</p>
<p>AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREINABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 06/09/2020, IN INSTRUMENT 2020231412.</p> <p>Property Address: 8512 FANTASIA PARK WAY, RIVERVIEW, FL 33578</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 27 day of June, 2025.</p> <p>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</p> <p>6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 23-113341 - NaC July 4, 11, 2025 25-01914H</p>

FIRST INSERTION
<p>SUMMONS (CITACION JUDICIAL)</p> <p>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</p> <p>CASE NUMBER: (Numero del Caso): 30-2025-01451454-CU-BC-WJC</p> <p>Assigned for all purposes: Judge Richard Lee</p> <p>NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):</p> <p>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 ESTÁ DEMANDANDO EL DEMANDANTE): DIVERSITAS HOLDINGS LLC</p> <p>NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.</p> <p>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.</p> <p>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.</p> <p>¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte pu-</p>
<p>ede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.</p> <p>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.</p> <p>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 reclamar 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 desear el caso.</p> <p>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</p> <p>DATE (Fecha): 01/03/2025</p> <p>DAVID H. YAMASAKI, Clerk of the Court Clerk (Secretario), by M. Diaz, Deputy (Adjunto)</p> <p>July 4, 11, 18, 25, 2025 25-01912H</p>

FIRST INSERTION
<p>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</p> <p>BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. FRESH START DEVELOPMENT, INC.; KATINA MCCLINGTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 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 HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 606 FOREST HILLS DR, BRANDON, FL 33510</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING</p>
<p>FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 25 day of June 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156</p> <p>Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-03386 July 4, 11, 2025 25-01917H</p>

FIRST INSERTION
<p>AMENDED' NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case No.: 24-CA-010318</p> <p>Division: O</p> <p>GLH ENTERPRISES, LLLP, a Florida limited partnership, Plaintiff, v. JAMES CROWELL, JR., Defendant.</p> <p>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 Hillsborough County, Florida described as:</p> <p>A TRACT OF LAND IN GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST 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 DEGREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 00" WEST, 127.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 41' 54" WEST, 134.85 FEET TO A WITNESS CORNER; THENCE CONTINUE 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 DEGREES 11' 00" EAST, 105.00 FEET TO THE POINT OF BEGINNING.</p> <p>TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH,</p>
<p>RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE SOUTH 89 DEGREES 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 AFOREMENTIONED SOUTH BOUNDARY 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.</p> <p>Property Address: 4609 John Moore Road, Brandon, Florida 33511</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated: June 27, 2025.</p> <p>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</p> <p>¹ This notice is being amended to correct the name of the clerk of the circuit court.</p> <p>21119677v1 July 4, 11, 2025 25-01919H</p>
FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 07-CA-007053</p> <p>SAXON MORTGAGE SERVICES, INC., Plaintiff, vs. ANDRE MONTINA JR AND HEIDY L. RIVERA, et al. Defendant(s).</p> <p>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 SAXON MORTGAGE SERVICES, INC. is the Plaintiff and ANDRE MONTINA 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 forth in said Final Judgment, to wit: LOT 22, BLOCK 5, EAGLEBOOK PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 6216 EAGLEBROOK AVE, TAMPA, FL 33625</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section</p>
<p>45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 27 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@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</p>



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.

000002_005

ACTIONS / SALES

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/A JOHN 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 FOREVER BARRED.

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

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

The date of first publication of this notice is 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 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: no. Aquatic preserve: no

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.

July 4, 2025 25-01946H

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

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

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

The date of first publication of this notice is 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
July 4, 11, 2025 25-01938H

FIRST INSERTION
AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE' IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL 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 Foreclosure 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 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 website: <http://www.hillsborough.realforeclose.com>

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of his 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 25-01927H

FIRST INSERTION

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 LLC, a Florida Limited Liability Company, Plaintiff, v.

CHERYL GIUSTINIANO, Individually and as Trustee of The Cheryl Giustiniano Revocable Trust Dated April 9, 2018; UNKNOWN PARTY IN POSSESSION #1 n/k/a LINN EHRENSTROM JOHANSSON, UNKNOWN PARTY IN POSSESSION #2 n/k/a JONAS JOHANSSON, and ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS, Defendants.

TO: ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS.

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 VIRGINIA PARK, according to the plat thereof recorded in Plat Book 9, Page 2, of the Public Records of Hillsborough County, Florida
Commonly known as 3924 W. Granada St., Tampa, FL 33629

has been filed against you; and you are required to: serve a copy of your written defenses, if any, to it on MICHAEL F.

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 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 6/27/2025

Victor D. Crist

As Clerk of the Court
(SEAL) By Jennifer Taylor

As Deputy Clerk

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

MICHAEL F. SINGER, ESQ.,
the Plaintiffs' attorney,
403 N. Howard Avenue,
Tampa, Florida 33606

July 4, 11, 18, 25, 2025 25-01932H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 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 MORTGAGE LOAN TRUST BBPLC1, Plaintiff, v.

UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DECEASED, et al., Defendants.

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DE-

CEASED

Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclose 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 COMMONLY KNOWN AS 2507 N. GLEN AVE, TAMPA, FLORIDA 33607 BEING THE SAME PROPERTY 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 RECORDED ON MAY 15, 1996 IN OFFICIAL RECORDS BOOK 8149 AT PAGE 432 OF HILLSBOR-

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.

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 THEREOF 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-

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
July 4, 11, 2025 25-01922H

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 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
25-273097
July 4, 11, 2025 25-01902H

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.

LV18237_V13



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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.

LV18237_V25

PUBLIC SALES

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 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.

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

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-002069
IN RE: ESTATE OF HIROKO CHERRY, DECEASED.
The administration of the estate of HIROKO CHERRY, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

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 865.09 of the Florida Statutes.
July 4, 2025

25-01930H

FIRST INSERTION

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

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 meeting:

DATE: August 7, 2025
TIME: 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*

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 Stat-

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 general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.
U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday July 16, 2025 @ 10:00 AM.
A-3 Riki Johnson Rickwalt
C-1 Bruce Jones
F-14 Bruce Jones
I-9 Michael Ponder
M-6 Hosea Green
O-5 Deandre Turner
July 4, 11, 2025

25-01928H

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

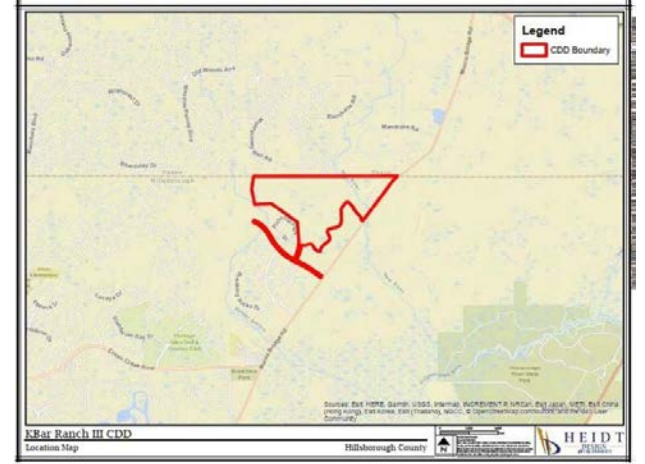
Additional Provisions

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 appeal is to be based.

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, deceased, 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 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 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. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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
Attorney for Personal Representative: 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
serverbert@sharbaughlaw.com
July 4, 11, 2025

25-01929H

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V16

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
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PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V12

ACTIONS / SALES

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 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 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.
P.O. Box 145
Lutz, Florida 33548
Telephone: (813) 902-3189
July 4, 11, 2025 25-01949H

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 forth below.

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

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

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

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

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
July 4, 11, 2025 25-01943H

FIRST INSERTION

NOTICE TO CREDITORS
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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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:
qsimmmons@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

FIRST INSERTION

NOTICE OF ACTION
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
MUTUAL 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 YOUNG 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

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, 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, CREDITORS, 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 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 (Last Known Address) 11114 HANNAWAY DRIVE RIVERVIEW, FL 33569

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

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, FL 33569.

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@fjud13.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@fjud13.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
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 25-01951H

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 13th JUDICIAL
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA.
PROBATE DIVISION
CASE NO.: 25-CP-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 to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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.

/s/ **Kent W. Jones**
KENT W. JONES,
As Personal Representative
Attorney and Personal Representative
Giving Notice:
/s/ Steven E. Guran
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
July 4, 11, 2025 25-01942H

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 demands against 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 SERVICE 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-

Q&A

How much do legal notices cost?

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LV18237_V23

V19227 V20

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

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

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



1. Accessible

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



2. Archivable

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



3. Independent















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



4. Verifiable

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

Types Of Public Notices

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

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SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

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, and MAISEY AUEAD, Respondent/Wife.
YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amal Masri Esq., Attorney for Petitioner, whose address is 16800 NW 2nd Ave. Ste. 309 N. Miami Beach, FL 33169 and file the original with the clerk of court on or before July 25, 2025 and file the original with the clerk of this court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, FL 33601, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings.
Dated 6/17/2025
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
By: JENNIFER TAYLOR
Deputy Clerk
Jun. 27; Jul. 4, 11, 18, 2025
25-01836H

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 unknown
Please take notice that a Petition to adopt JRG a female born to Ashley Renee Hendrix on March 30, 2025 in Tampa, Hillsborough County, Florida has been filed in the Probate Court of Shelby County. As a notified party, you may appear in the adoption proceeding to contest or support the Petition for Adoption.
Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30) days from the last day this Notice of Adoption Proceeding is published with the attorney for said Petitioner, whose name and address is shown below, and with the Chief Clerk of the Shelby County Probate Court at P.O. Box 825, Columbiana, Alabama 35051. If you fail to respond within said thirty (30) days, the Court may construe that failure as an implied consent to the adoption and as a waiver of a right to appear and of further notice of the adoption proceedings. If the adoption is approved, your parental rights, if any, will be considered terminated.
This the 13 day of June, 2025.
Attorney:
ROBERT M. ECHOLS ESQ.
4 OFFICE PARK CIRCLE
SUITE 116
BIRMINGHAM, AL 35223
(205)870-3700
Jun. 27; Jul. 4, 11, 18, 2025
25-01857H

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

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, 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, NIGHTSTANDS, SKATEBOARD, CHAIRS, KITTY CONDO , MISC ITEMS; Charron, David TOTES, TOOLS, FAN, 3 LADDERS, OLD DESK, DOLLY, FILE CABINET, BED FRAME, CONSTRUCTION TOOLS, MISC ITEMS; Taylor, Vanessa KIDS RACECAR BED FRAME, CHAIR, TABLEGRINDER, SHELVING, HIDEABED, BAGS, TABLE, MISC ITEMS; Oakes, Mitchell H. CLOTHES, BODY MASSAGER WITH HEAT, TOTES, TOOLBOXES, SUITCASES, ARTIFICIAL XMAS TREE, STEPLADDER, BAGS, MISC ITEMS; Linton, Brenton J. DRESSERS, CHAIRS, TOTES, BOXES, MATTRESSES, TV, AREA RUG, XMAS TREE, PORTABLE STEAM CLEANER, MISC ITEMS; Dixon, Ayyashia MATTRESSES, BOXES, BAGS, SUITCASES, COOLER, END TABLES, TOTES; Harvey, Courtney MICRO-WAVE, DRESSER, NIGHTSTAND, SUITCASE, BREADBOX, TRASH CAN, TOTES, COOLERS, BASKET, MISC ITEMS; Colburn, Nicholas Cornhole Game, Loveseat, Toolboxes, Washer Dryer, High Chair, Shop-Vac, Tent, Chairs, Skateboard, Boxes, Ladder, Totes, Misc. Items; Miller, Ayanna MATTRESSES, BOXES, BAGS, KIDS BIKE, STEPPER, TV, AIR PURIFIER, STROLLER, MISC ITEMS Sale is subject to cancellation in the event of settlement between owner and obligated party.
Jun. 27; Jul. 4, 2025 25-01816H

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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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, Deceased Last Known Residence: Unknown TO:David Wayne Harrison Last Known Residence: 10110 Kenlake Drive Riverview, FL 33569 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: LOT TWENTY-SIX (26) OF KENLAKE SUBDIVISION AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before July 22, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

FIFTH INSERTION	
NOTICE OF ACTION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION Case No. 8:15-cv-01172-CEH-TGW HILLSBOROUGH TITLE, INC. a Florida corporation, d/b/a PARAMOUNT TITLE, Plaintiff, v. SAMORA CONSTRUCTION LLC, PEARL & SAMORA LLC, JPMORGAN CHASE BANK, N.A., PATTERSON INVESTMENT GROUP LLC, SAMORA PATTERSON, BRADFORD AHYOUNG, and ALL UNKNOWN PERSONS AND ENTITIES CLAIMING BY, THROUGH, OR UNDER ANY OF THEM, Defendants. WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title "), to determine and quiet Paramount Title's title to certain funds described in the Second Amended Complaint filed in this action as the "Suspense Account Funds". NOW, THEREFORE, notice is given, pursuant to an Order of the Court made in this action, to all unknown persons and entities claiming by, through, or under any of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Second Amended Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately	

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
Dated: March 19, 2025

/s/ John J. Agliano
John J. Agliano / FBN: 0503150
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
V. Stephen Cohen / FNB: 0948756
Primary: scohen@bcalaw.com
Secondary: lheckman@bcalaw.com
Joshua S. Foutz/ FBN: 1049775
Primary: jfoutz@bcalaw.com
Secondary: dcamacho@bcalaw.com
Bajo Cohen Agliano P.A.
606 E Madison Street
Tampa, FL 33602
Phone: (813) 223-3130
Fax: (813) 490-1026
Attorneys for Plaintiff Hillsborough Title, Inc., d/b/a Paramount Title
Jun. 6, 13, 20, 27; Jul. 4, 11, 2025 25-01609H

SECOND INSERTION	
BELMONT II COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors ("Board") of the Belmont II Community Development District ("District") will hold a public hearing and regular meeting as follows:	
DATE:	July 22, 2025
TIME:	9:30 AM
LOCATION:	Rizzetta & Company, Inc. 2700 S. Falkenburg Road, Suite 2745 Riverview, Florida 33578
The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.belmont2cdd.org/.	
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.	
Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Matthew Huber, District Manager Jun. 27; Jul. 4, 2025	25-01845H

SECOND INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 21-CA-008197 SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN SPOUSE OF LACIE J. STEWARD A/K/A LACIE STEWARD; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 14, 2025 and entered in Case No. 21-CA-008197, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO 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, RECORDED IN PLAT BOOK 34, PAGE 36, 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.

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

Dated this 19th day of June 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 19-01490 SPS
V6.20190626
Jun. 27; Jul. 4, 2025 25-01828H

THIRD INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-003677 DIVISION: D BLUE RIDGE EQUITIES, INC., Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF 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 SHANNON 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 Claimants Claiming By, Through, Under or Against Michael Maglio, Deceased Last Known Address: Unknown Current Address: Unknown To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Mary Maglio, Deceased Last Known Address: Unknown Current Address: Unknown To: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Robert Russo, Deceased Last Known Address: Unknown 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 Claimants
Last Known Address: Unknown
Current Address: Unknown

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

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

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

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

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

THESE ARE NOT COURT INFORMATION NUMBERS

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

WITNESS my hand and the seal of this court on this 2 day of June, 2025.

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

Quinn Legal, P.A.
19321 U.S. Hwy 19 N, Suite 512
Clearwater, FL 33764
Phone: 727-474-9603
eservice@quinnlegal.com
kmiller@quinnlegal.com
Jun. 13, 20, 27; Jul. 4, 2025 25-01673H

--- ACTIONS / SALES / 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Latrishia 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	

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 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 OR 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 unmaturred, 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 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 the first publication of this Notice is June 27, 2025. Personal Representative John J. Dester, III 3680 Timber Ridge Buchanan, VA 24066 Attorney for Personal Representative Donald B. Linsky, Esquire Donald B. Linsky & Associates, P.A. 1509 B Sun City Center Plaza Sun City Center, FL 33573 (813) 634-5566 Florida Bar Number 265853 donald@linskylaw.com Jun. 27; Jul. 4, 2025 25-01794H	

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

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

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

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

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

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

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

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

--- TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 0218420000 File No.: 2025-509 Certificate No.: 2022 / 1935 Year of Issuance: 2022</p> <p>Description of Property: INGLEWOOD PARK ADDITION NO 1 LOTS 8 9 AND 10 BLOCK 4 PLAT BK / PG : 12 / 93 SEC - TWP - RGE : 12 - 28 - 18</p> <p>Name(s) in which assessed: PAKER PROPERTIES LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01807H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1160430056 File No.: 2025-514 Certificate No.: 2022 / 10646 Year of Issuance: 2022</p> <p>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</p> <p>Name(s) in which assessed: CHARLES W CALLHAN</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01809H</p>

SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1804600000 File No.: 2025-532 Certificate No.: 2022 / 14341 Year of Issuance: 2022</p> <p>Description of Property: MAC FARLANE PARK W 6 FT OF LOT 11 AND LOTS 12 AND 13 BLOCK 43 PLAT BK / PG : 2 / 82 SEC - TWP - RGE : 15 - 29 - 18</p> <p>Name(s) in which assessed: 3217 PINE ST LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01811H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1519310000 File No.: 2025-531 Certificate No.: 2021 / 12012 Year of Issuance: 2021</p> <p>Description of Property: HANKINS' SUBURBAN HOMESITES REVISED N 79.25 FT OF LOT 2 PLAT BK / PG : 29 / 26 SEC - TWP - RGE : 33 - 28 - 19</p> <p>Name(s) in which assessed: KATHLEEN G SMITH</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01810H</p>

SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 0850850000 File No.: 2025-510 Certificate No.: 2022 / 8611 Year of Issuance: 2022</p> <p>Description of Property: N 100.07 FT OF S 200.14 FT OF NE 1/4 OF SW 1/4 OF SE 1/4 LESS R/W SEC - TWP - RGE : 11 - 29 - 21</p> <p>Name(s) in which assessed: MANUEL REYNOSO GRASIELA FRANCO REYNOSO</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be re-</p>

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

25-01808H

--- ACTIONS / SALES ---

SECOND INSERTION
NOTICE OF ACTION <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-002972</p> <p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</p> <p>SANDRA W. JONES A/K/A SANDRA WIGGINS JONES A/K/A SANDRA WIGGINS;UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, 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).</p> <p>TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Donnie R. Jones, Deceased</p> <p>Last Known Residence: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:</p> <p>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.</p>

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1091-2668B
Ref# 11636
Jun. 27; Jul. 4, 2025 25-01812H

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

SECOND INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 <p>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 29-2024-CA-002811</p> <p>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF FWO-BKPL SERIES I TRUST, Plaintiff, v.</p> <p>EDWARD T. WILLIAMS, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 4, 2025 and entered in Case No. 29-2024-CA-002811 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein TEQUILA WILLIAMS AND EDWARD T. WILLIAMS, 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 Judgment, to wit:</p> <p>LOT 254, FERN CLIFF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>and commonly known as: 1612 E NOME ST., TAMPA, FL 33604 (the "Property").</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM</p>

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
Jun. 27; Jul. 4, 2025 25-01817H

SECOND INSERTION
NOTICE OF ACTION <p>IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>Case No. 25-CA-005045</p> <p>Division B</p> <p>REGIONS BANK, Plaintiff, vs.</p> <p>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 Defendant.</p> <p>TO: DESIREE MCGOWAN and UNKNOWN SPOUSE OF DESIREE MCGOWAN</p> <p>last known address, 310 Terrace Drive, Brandon, Florida 33510</p> <p>Notice is hereby given to DESIREE MCGOWAN and UNKNOWN SPOUSE OF DESIREE MCGOWAN that an action of foreclosure on the following property in Hillsborough County, Florida:</p> <p>LOT 21, BLOCK 6, EVERINA HOMES FIFTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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</p>

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
5715783.v1
Jun. 27; Jul. 4, 2025 25-01813H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 24-CA-000010</p> <p>FIFTH THIRD BANK, NATIONAL ASSOCIATION, Plaintiff, vs.</p> <p>JOEL URENA, et al., Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joel Urena, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Lot 2, Block B, J & L Subdivi-</p>

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

SECOND INSERTION
NOTICE OF ACTION <p>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO.: 24-CC-063320</p> <p>PLANTATION HOMEOWNERS, INC. Plaintiff, vs.</p> <p>JOHN KEEN,AND UNKNOWN TENANT #1, UNKNOWN TENANT #2 Defendants.</p> <p>TO: JOHN KEEN</p> <p>10703 FAIRFIELD VILLAGE DRIVE TAMPA, FLORIDA 33647</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on February 22, 2024, in Official Records Instrument #: 2024076061, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.</p> <p>ADDRESS: 10703 Fairfield Village Drive, Tampa, FL 33624</p> <p>LEGAL: Lot 6, FAIRFIELD VILLAGE, as recorded in Plat Book 50 on Page 52 of the Public Records of Hillsborough County, Florida.</p> <p>A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Executive Drive, Suite 250, Tampa, Florida 33609 on or before 7/22/2025, and file</p>

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

SECOND INSERTION
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case #: 25-CA-000651</p> <p>DIVISION: D</p> <p>Wells Fargo Bank, N.A. Plaintiff, -vs.-</p> <p>Kerri Browning a/k/a Kerri Michelle Browning; Unknown Spouse of Kerri Browning a/k/a Kerri Michelle Browning; United States of America, acting through the Rural Housing Service and its successors; Clerk of the Circuit Court for Hillsborough County, Florida; State of Florida Department of Revenue; MV Realty PBC, LLC; South Fork of Hillsborough County III Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).</p> <p>TO: Kerri Browning a/k/a Kerri Michelle Browning, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579, Unknown Spouse of Kerri Browning a/k/a Kerri Michelle Browning, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579, Unknown Parties in Possession #1, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579 and Unknown Parties in Possession #2, WHOSE RESIDENCE IS: 11514 Ashton Field Avenue, Riverview, FL 33579</p> <p>Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or</p>

against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 36, IN BLOCK NO. 2, OF SOUTH FORK UNIT 9, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 269, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

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

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
23-329761 FCOI WNI
Jun. 27; Jul. 4, 2025 25-01827H



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--- 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 Twigg's Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

Person Giving Notice:
BECKY JEAN KEEN
Petitioner
5113 Presidential St.
Seffner, FL 33584
Attorney for Person Giving Notice:
Ashley G. Friedrich
Attorney for Petitioner
Email: afriedrich@hnh-law.com
Florida Bar No. 1007955
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
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,
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: June 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. Twigg's Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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
Jun. 27; Jul. 4, 2025 25-01850H

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

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

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

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

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

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

The date of first publication of this notice is June 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

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

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

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

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

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

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

/s/Christian Smith
Christian Smith, Esq.
Attorney for Personal Representative
Florida Bar No. 1039145
Smith Will Trust PLLC
4830 W. Kennedy Blvd., #600
Tampa, FL 33609
Telephone: (727) 424-1464
Email: christiansmithlaw@gmail.com
Jun. 27; Jul. 4, 2025 25-01818H

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
Brandon, Florida 33511

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS through its counsel, Mason A. Pokorny, Esq., ADAMS AND REESE LLP, whose address is 100 N. Tampa St., Ste. 4000, Tampa, Florida 33602, on or before 7/23/2025, a date within 28 days after first publication, and file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 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 than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

Dated on 6/17/2025.

Victor D. Crist
As Clerk of the Court
(SEAL) By: /s/ Jennifer Taylor
As Deputy Clerk
P.O. Box 3360
Tampa, FL 33601
800 E. Twigg's St., Room 101
Tampa, FL 33602

Mason A. Pokorny
Florida Bar No. 106592
ADAMS AND REESE LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
Telephone: (813) 227-5518/
Fax: (813) 402-2887
Attorneys for Plaintiff
Jun. 27; Jul. 4, 11, 18, 25, 2025
25-01814H

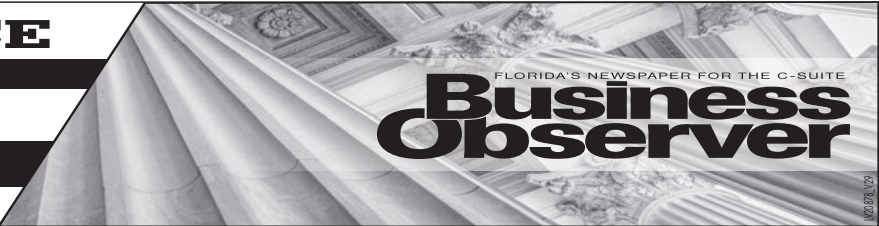
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--- ESTATE ---

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

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

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

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

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

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

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

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

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:
WASHINGTON PARK LOT 8
BLOCK 9
PLAT BK / PG : 4 / 47
SEC - TWP - RGE : 28 - 28 - 22
Name(s) in which assessed:
ARD PRO SALES LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/20/2025

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

25-01801H

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 Tinchler, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 S. Twiggs St. Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Jason Tinchler
587 E. Rich St. Apt. 106
Columbus, OH 43215
Attorney for Personal Representative:
Kimberly K. Muentner, Attorney
Florida Bar Number: 0078340
Mortellaro Law
4102 W. Linebaugh Avenue, Suite 100
Tampa, FL 33624
Telephone: (813) 367-1500
Fax: (813) 367-1501
E-Mail: kmuentner@mortellarolaw.com
Secondary E-Mail:
kkmuenter@gmail.com
Jun. 27; Jul. 4, 2025 25-01838H

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:
MADISON PARK LOTS 10
AND 11 BLOCK 11
PLAT BK / PG : 4 / 48
SEC - TWP - RGE : 32 - 28 - 22
Name(s) in which assessed:
FRANCISCO RUIZ MENDEZ

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/20/2025

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

25-01802H

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 EUGENIUSZ BARCEWICZ, deceased, whose date of death was April 6, 2025 is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Aleksander Barcewicz
5858 Central Ave
St. Petersburg, FL 33707
Attorney for Personal Representative:
Lama Alqasemi, Esq.
BATTAGLIA, ROSS, DICUS &
McQUAID, P.A.
5858 Central Ave.,
St. Petersburg, FL 33707
(727) 381-2300
FBN: 1024651
Primary Email: laqla@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 certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1758640000
File No.: 2025-502
Certificate No.: 2022 / 14030
Year of Issuance: 2022

Description of Property:
POWELL'S ADDITION LOT
8 AND W 40 FT OF LOT 9
BLOCK 15
PLAT BK / PG : 1 / 30
SEC - TWP - RGE : 17 - 29 - 19
Name(s) in which assessed:
MAJEC REALTY HOLDINGS
LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/20/2025

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

25-01803H

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

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

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

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

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

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

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/20/2025

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

25-01804H

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

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

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

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

The date of first publication of this notice is June 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
RD
SEC - TWP - RGE : 22 - 28 - 15
Name(s) in which assessed:
MARY JOYCE HILLHOUSE

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/20/2025

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

25-01805H

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

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

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

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

KIM ANDERSON
3506 Old Course Lane
Valrico, FL 33596
Personal Representative
Justin J. Klatsky
Attorney for Personal Representative
Florida Bar No. 62500
Valrico Law Group
3626 Erindale Drive
Valrico, FL 33596
Telephone: (813) 661-5180
Email:
justin.klatsky@valricolawgroup.com
Secondary Email:
tara.morrow@valricolawgroup.com
Jun. 27; Jul. 4, 2025 25-01864H

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 COMMON
AND LIMITED COMMON
ELEMENTS
PLAT BK / PG : 2 / 27
SEC - TWP - RGE : 33 - 28 - 18
Name(s) in which assessed:
ESTATE OF OBDULIO
HERNANDEZ
YALAHUA HOLDINGS
34639 LLC
Ballard Green Trust 33511

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 6/20/2025

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

25-01806H

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24CA004592 DIV. C LOAN FUNDER LLC, SERIES 41458, Plaintiff, vs. BRIDGEPORT PROPERTIES, LLC, a Florida Limited Liability Company; ANGEL SANTOS; SUN LAKES PROPERTY OWNERS' ASSOCIATION, INC.; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants. TO: ANGEL SANTOS Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH COUNTY, Florida:</p> <p>LOT 11, BLOCK 4, SUN LAKES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 1620 Bentwood Drive, Sun City Center, Florida 33573</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 130 Salem Court, Tallahassee, Florida 32301, on or before 7/29/2025, or within thirty (30) days after the first date of publication</p>

SECOND INSERTION
<p>AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 251-CA-1011 DIVISION: O BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR., Defendant. TO: JOHNNY L. ADKINS, JR. 611-613 Calhoun Avenue Seffner, Florida 33584 YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before July 23, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA Case No.: 24-CC-067409 CYPRESS PARK GARDEN HOMES I CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. DIEP TRUONG AND HIEU HUYNH, HUSBAND AND WIFE; AND UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants. NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on June 14, 2025, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:</p> <p>Condominium Parcel: Unit No. 32, CYPRESS PARK GARDEN HOMES I, a Condominium, according to the plat thereof recorded in Condominium Plat Book 5, page 33; and being further described in that certain Declaration of Condominium recorded in Official Records Book 4049, page 628, as amended in Official Records Book 4203, Page 227, and subsequent amendments thereto, of the Public Records of Hillsborough County, Florida. Also known as 11926 Dietz Drive, Tampa, FL 33625.</p> <p>at public sale, to the highest and best bidder, for cash, online https://www.hillsborough.realforeclose.com, on: August 1, 2025, beginning at 10:00 AM.</p>

in The Business Observer (whichever is later) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.or THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS WITNESS my hand and the seal of this Court this 23 day of June, 2024. CLERK OF THE COURT VICTOR D. CRIST (SEAL) By: JENNIFER TAYLO As Deputy Clerk TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Tiffani N. Brown Law, PLLC 130 Salem Court Tallahassee, Florida 32301 Phone: (850) 513-0505 tbrown@tnbrownlaw.com Jun. 27; Jul. 4, 2025 25-01852H	against you for the relief demanded in the complaint or petition. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON 6/18/2025 Victor D. Crist Clerk of the Court (SEAL) By: Jennifer Taylor Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01822H
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SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023-CA-012341 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A, Plaintiff, vs. INGRID AICH VON THADEN A/K/A INGRID AICH A/K/A INGRID I. AICH A/K/A INGRID AICH A/K/A INGRID I. AICH, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 02, 2025 in Civil Case No. 2023-CA-012341 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Not Mapped, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A is Plaintiff and Ingrid Aich Von Thaden a/k/a Ingrid Aich a/k/a Ingrid I. Aich a/k/a Ingrid Aich a/k/a Ingrid I. Aich, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Parcel A: That Portion of Parcel 2, Tract 6, in the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as per map or plat thereof as recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows: Beginning at the Northeast corner of aforesaid Parcel 2, run thence West along the North Boundary of said Parcel 203.25 feet, more or less; thence South, parallel with the West Boundary of said Parcel, 214.32 feet, more or less; thence East to the East Boundary of said Parcel 203.25 feet, more or less; thence North along the East Boundary, 214.25 feet more or less, to the point of beginning; And Parcel B: That Portion of Tract 6 of the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as per map or plat thereof as recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows: Beginning at the Northeast corner of aforesaid Parcel 2, run thence West along the North Boundary of said Parcel 203.25 feet, more or less; thence North along the East Boundary, 214.25 feet more or less, to the point of beginning; And Parcel C: A portion of that 30.00 foot strip of land lying between Tracts 6 and 7 in the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony as per map or plat thereof recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida, described as follows: Beginning at the Northeast corner of aforesaid Tract 6; thence N.89 degrees 21'13" E., 30.00 feet to the Northwest corner of aforesaid Tract 7; thence South, 243.50 feet along the West boundary of said Tract 7; thence S. 87 degrees 55'31"W., 30.02 feet to the East boundary of said Tract 6; thence North 244.25 feet along the East boundary of said Tract 6 to the Point of Beginning. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-05967FL Jun. 27; Jul. 4, 2025 25-01867H</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 21-CA-009886 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff(s), vs. DOUGLAS SPIEGEL; et al., Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 19, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 25th day of July, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>LOT 110, BLOCK 1, CARROLLWOOD MEADOWS, UNIT VII, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 4914 Oakshire Drive, Tampa, FL 33625</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-001480-1 Jun. 27; Jul. 4, 2025 25-01862H</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-014561 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR MORTGAGE IT TRUST 2004-1, Plaintiff, vs. NORMAN A. SMITH A/K/A NORMAN SMITH; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT WHO ARE UNKNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN ARE PERSONS, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN SPOUSE OF NORMAN A. SMITH A/K/A NORMAN SMITH; GWENDOLYN F. SMITH; J.P. MORGAN CHASE BANK N.A., S/B/M CHASE MANHATTAN BANK USA, N.A.; WALDEN LAKE COMMUNITY ASSOCIATION, INC.; SUTTON WOODS HOMEOWNERS ASSOCIATION, INC.; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/ UNKNOWN TENANT, IN POSSESSION OF THE SUBJECT REAL PROPERTY, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated June 19, 2025, entered in Civil Case No.: 23-CA-014561 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR MORTGAGE IT TRUST 2004-1, Plaintiff, and NORMAN A. SMITH A/K/A NORMAN SMITH; GWENDOLYN F. SMITH; J.P. MORGAN CHASE BANK N.A., S/B/M CHASE MANHATTAN BANK USA, N.A.; WALDEN LAKE COMMUNITY ASSOCIATION, INC.; SUTTON WOODS HOMEOWNERS ASSOCIATION, INC.; TENANT I/ UNKNOWN TENANT NOW KNOWN AS ARIEL WILSON, are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-001799 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DELORES REID AND SALEEM SALAAM, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 14, 2025, and entered in 23-CA-001799 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and DELORES REID; SALEEM SALAAM; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; TECHNOLOGY CREDIT UNION; BANK OF AMERICA, N.A.; MV REALTY PBC, LLC are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 16, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>THAT PORTION OF LOT 17 AND THAT PORTION OF LOT 18, IN BLOCK 16 OF APOLLO BEACH, UNIT 1, PART 1, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 15 IN BLOCK 16 OF APOLLO BEACH, UNIT 1, PART 1, AS RECORDED IN PLAT BOOK 34 ON PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE NORTH 21 DEG. 58 MIN. 02 SEC. EAST ALONG THE EASTERLY BOUNDARY OF SAID BLOCK, 153.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1382.40 FEET, RUN THENCE NORTHERLY ALONG SAID CURVE 43.61 FEET THROUGH A CENTRAL ANGLE OF 1 DEG. 48 MIN. 27 SEC. TO THE POINT OF BEGINNING, CONTINUE THENCE ALONG SAID CURVE 80.00 FEET THROUGH A CENTRAL ANGLE OF 3 DEG. 18 MIN. 57 SEC. TO A POINT, RUN THENCE NORTH 73 DEG. 09 MIN. 21 SEC. WEST 125.00 FEET TO</p>

realforeclose.com, at 10:00 AM, on the 18th day of August, 2025, the following described real property as set forth in said Judgment, to wit:	LOT 8, BLOCK 2, WALDEN LAKE UNIT 23, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org. Dated: June 20, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52020 Jun. 27; Jul. 4, 2025 25-01837H	
A POINT, SAID POINT LYING ON A CURVE HAVING A RADIUS OF 1257.40 FEET AND WHOSE CHORD BEARS SOUTH 18 DEG. 30 MIN. 07 SEC. WEST FROM THE LAST MENTIONED COURSE RUN THENCE SOUTHERLY AND TO THE RIGHT ALONG SAID CURVE 72.77 FEET TO A POINT, RUN THENCE SOUTH 69 DEG. 50 MIN. 24 SEC. EAST 125.00 FEET TO THE POINT OF BEGINNING. Property Address: 6312 FAIRWAY BLVD, APOLLO BEACH, FL 33572 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 23 day of June, 2025. By: /s/Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 22-068726 - MiM Jun. 27; Jul. 4, 2025 25-01847H	

--- ACTIONS / SALES ---

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-001282 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. RYAN A. WESTFALL AND KIMBERLY M. WESTFALL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 26, 2024, and entered in 23-CA-001282 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RYAN A. WESTFALL; KIMBERLY M. WESTFALL; HILLSBOROUGH COUNTY, FL; SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 15, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 13, BLOCK 1, SUMMERFIELD VILLAGE II TRACT 5 PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 15, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 13326 LARAWAY DRIVE, RIVERVIEW, FL 33579</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>	<p>lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 23 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 23-091450 - RaO Jun. 27; Jul. 4, 2025 25-01848H</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-012708 LOANDEPOT.COM, LLC, Plaintiff, vs. SCOTT DAVID PARKER; STEPHANIE PARKER A/K/A STEPHANIE L. PARKER; HIGHLAND MEADOWS AT AYERSWORTH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 17, 2025 in Civil Case No. 23-CA-012708, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, LOANDEPOT.COM, LLC is the Plaintiff, and SCOTT DAVID PARKER; STEPHANIE PARKER A/K/A STEPHANIE L. PARKER; HIGHLAND MEADOWS AT AYERSWORTH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on August 18, 2025 at 10:00:00 AM EST</p>	<p>the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 52, BLOCK 27, HIGHLAND ESTATES PHASE 2B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 121, PAGE(S) 198 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 19th day of June, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@alldridgepite.com Reason: I am the author of this document Location: Date: 2025.06.19 15:48:37-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@alldridgepite.com 1454-689B Jun. 27; Jul. 4, 2025 25-01830H</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 18-CA-002507 MIDFIRST BANK, Plaintiff, vs. MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT; SHIRLEY D. LAMBERT; HILLSBOROUGH COUNTY FL CLERK OF COURT; STATE OF FLORIDA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on May 21, 2019 in Civil Case No. 18-CA-002507, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and MONIKA CHUKES; ERIC DUKES; JOHNNIE LEWIS LAMBERT; SHIRLEY D. LAMBERT; HILLSBOROUGH COUNTY FL CLERK OF COURT; STATE OF FLORIDA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on</p>	<p>August 18, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOTS 19 & 20, BLOCK “G” MAP OF HILLSBORO HEIGHTS, SOUTH ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 23rd day of June, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@alldridgepite.com Reason: I am the author of this document Location: Date: 2025.06.23 13:02:57-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@alldridgepite.com 1485-121B Jun. 27; Jul. 4, 2025 25-01853H</p>

SECOND INSERTION	
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 22-CA-002624 DIVISION: D JPMorgan Chase Bank, National Association Plaintiff, -vs.- Phillip Paul Sellers; et.al Defendant(s). TO: Aliza Sexton: 4614 North Lincoln Avenue, Tampa, FL 33614, Jessy Laferty a/k/a Jesey Laferty: 4614 North Lincoln Avenue, Tampa, FL 33614 and Unknown Spouse of Jessy Laferty a/k/a Jessy Laferty: 4614 North Lincoln Avenue, Tampa, FL 33614</p> <p>Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:</p> <p>LYING AND BEING LOCATED IN THE CITY OF TAMPA,</p>	<p>COUNTY OF HILLSBOROUGH, STATE OF FLORIDA; ALL THAT CERTAIN PARCEL OR TRACT OF LAND KNOWN AS:</p> <p>LOT 15, BLOCK 2, OF PLAZA TERRACE UNIT #3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>more commonly known as 4614 North Lincoln Avenue, Tampa, FL 33614.</p> <p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before July 14, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>“In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770.”</p> <p>WITNESS my hand and seal of this Court on the 6TH day of JUNE, 2025.</p> <p>Victor D. Crist Circuit and County Courts (SEAL) By: /s/ Mustafa Divan Deputy Clerk</p> <p>LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 22-325701 FC01 W50 Jun. 27; Jul. 4, 2025 25-01823H</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-001275 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6, Plaintiff, vs. BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 26, 2024 in Civil Case No. 24-CA-001275, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 is the Plaintiff, and BESSIE SANDERS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-</p>	<p>TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on August 12, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF LOT 9, GOLDSTEINS ADDITION TO NORTH TAMPA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 19th day of June, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro, FL Bar No. 66699 2025.06.19 14:50:20-0'400' FBN: 66699 Primary E-Mail: ServiceMail@alldridgepite.com 1221-15776B Jun. 27; Jul. 4, 2025 25-01831H</p>

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 23-CA-001005 DIVISION: G United Shore Financial Services, LLC d/b/a United Wholesale Mortgage Plaintiff, -vs.- Jimmy McKee; Unknown Spouse of Jimmy McKee; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-001005 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein United Shore Financial Services, LLC d/b/a United Wholesale Mortgage, Plaintiff and Jimmy McKee are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on August 13, 2025, the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 3, L.J. MICHAELSON'S RE-SUBDIVISION OF LOTS 1 & 2 BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-</p>	<p>CORDED IN PLAT BOOK 34, PAGE(S) 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.</p> <p>“In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770.”</p> <p>*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com*</p> <p>Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.</p> <p>LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 22-328052 FC01 CEN Jun. 27; Jul. 4, 2025 25-01829H</p>

SECOND INSERTION		
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-CA-001739 Freedom Mortgage Corporation Plaintiff, vs. Kenneth W. Sherman; Lisa Sherman; GTE Federal Credit Union DBA GTE Financial; United States of America on behalf of the Secretary of Veterans Affairs; Bay Hills Village Condominium Association, Inc. Defendants. TO: Kenneth W. Sherman</p>	<p>Last Known Address: 10602 Bay Hills Circle, Thonotosassa, FL 33592</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>SITE NO. 33, BLOCK 1, BAY HILLS VILLAGE, A CONDOMINIUM, AND AN APPURTENANT UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4525, PAGE 342, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AS AMENDED</p>	<p>BY THAT CERTAIN AMENDMENT TO DECLARATION OF CONDOMINIUM FOR BAY HILLS VILLAGE, A CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4611, PAGE 1224, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE(S) 63-1 THROUGH 63-2, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED BY THAT CERTAIN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS</p> <p>OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>TOGETHER WITH THAT CERTAIN 1988 PALM HARBOR MOBILE HOME WITH VIN# 4942559A & 4942559B.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before July 25, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief</p>

<p>demand in the complaint or petition.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line</p>	<p>(813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>DATED ON June 19, 2025.</p> <p>Victor D. Crist As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk</p> <p>Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F00438 Jun. 27; Jul. 4, 2025 25-01844H</p>
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