

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors meeting of the Mira Lago West Community Development District

The Board of Supervisors (the "Board") of the Mira Lago West Community Development District (the "District") will hold a public hearing and a meeting on August 4, 2025, at 7:00 p.m. at the South Shore Regional Library located at 15816 Beth Shields Way, Ruskin, Florida 33573.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://miralagowestcdd.org/>, 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 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.

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$ 214,197
COLLECTION COSTS @ 2%	\$ 4,284
EARLY PAYMENT DISCOUNT @ 4%	(\$ 8,568)
TOTAL O&M ASSESSMENT	\$ 209,913

LOT SIZE	UNITS	FY 2025/2026 O&M PER LOT	INCREASE FROM PREVIOUS YEAR
Single Family 50'	343	\$396.53	\$0.00
Single Family 60'	263	\$396.53	\$0.00
TOTAL UNITS	606		

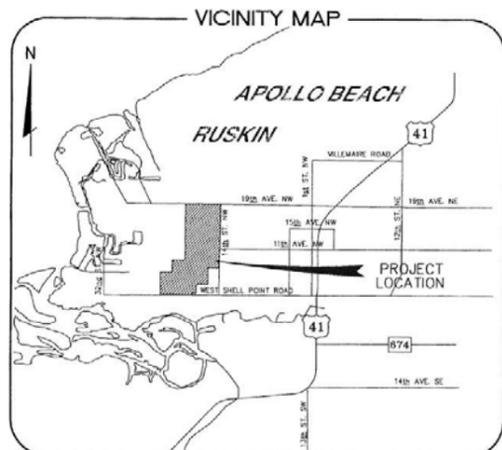
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 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.



Kristee Cole
District Manager
July 11, 2025 25-01952H

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 07/28/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2090 Tiffany Dailey Wall art, 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 11, 2025 25-01984H

FIRST INSERTION

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. 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.wynnmereeastcdd.com](http://wynnmereeastcdd.com), or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

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

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

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

Stephanie DeLuna
District Manager
July 11, 2025 25-01953H

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. 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 <https://balmgrovecdd.com/> 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 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.

Michael Perez, District Manager
4920-5425-8481, v. 1
July 11, 2025 25-01957H

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 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. 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 <https://sherwoodmanoredd.com/> 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 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.

Michael Perez, District Manager
4937-0749-9825, v. 1
July 11, 2025 25-01961H

FIRST INSERTION

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. 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 <http://northparkislecdd.com/> 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 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.

Michael Perez
District Manager
July 11, 2025 25-01955H

FIRST INSERTION

K-BAR RANCH III 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 K-Bar Ranch III Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025
TIME: 2:00 p.m.
LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

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, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 Ph: (813) 873-7300 ("District Manager's Office"), during normal business hours.

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.

Michael Perez
District Manager
July 11, 2025 25-01954H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-view, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 7/28/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A293	Shanika Green	Appliances, Boxes, Bags, Totes, Electronics
Unit # B048	Michelle Robertson	Boxes, Totes, Clothing, Furniture
Unit # B075	Christopher Lyte	Boxes, Furniture
Unit # D208	Ryan Culpepper	Appliances, Artwork, Bedding, Furniture, Sports, Toys
Unit # D127	Taylor Cameron	Boxes, Furniture

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 11, 2025 25-01986H

SAVE TIME

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

--- 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 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. 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 <https://berrybay2cdd.com/> 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 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.

Michael Perez, District Manager
4920-4632-9905, v. 1
July 11, 2025

25-01959H

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. 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 <https://berrybaycdd.com/> 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 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.

Michael Perez, District Manager
4899-8869-5601, v. 1
July 11, 2025

25-01958H

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. 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 <https://parkeastcdd.com/> 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 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.

Michael Perez, District Manager
4923-8878-3409, v. 1
July 11, 2025

25-01960H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Carlton Lakes Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, August 13, 2025, at 6:00 p.m. at 11404 Carlton Fields Drive, Riverview, Florida 33579.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <https://carltonlakescdd.org/>, 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 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'	\$1,564.35	\$1,471.54	6.3%	\$92.81	\$7.74
Single Family 50'	\$1,720.78	\$1,618.88	6.3%	\$102.10	\$8.51
Single Family 60'	\$1,874.23	\$1,763.03	6.3%	\$111.20	\$9.27

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

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in

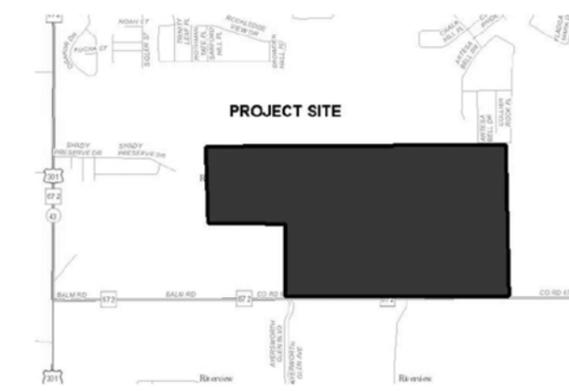
accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at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

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

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

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

Kristee Cole
District Manager



July 11, 2025

25-01956H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Harbor Bay Community Development District ("District") will hold a regular meeting of its Board on **July 24, 2025, at 6:00 p.m. at the MiraBay Clubhouse Lagoon Room, located at 107 Manns Harbor Drive, Apollo Beach, Florida 33572.** At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the meeting may be obtained from the District Manager, Governmental Management Services-Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844.

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

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

Harbor Bay CDD
Amanda Ferguson, District Manager
July 11, 2025

25-01964H

FIRST INSERTION

MAGNOLIA PARK 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 Magnolia Park Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 11, 2025
TIME: 5:30 p.m.
LOCATION: Hilton Garden Inn Tampa Riverview Brandon
4328 Garden Vista Drive
Riverview, FL 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, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at magnoliaparkcdd.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.

District Manager
July 11, 18, 2025

25-01966H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Heritage Harbor Community Development District (the "District") will hold a public hearing and a meeting on August 12, 2025, at 6:15 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.

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.heritageharborcdd.org, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 536.

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.

Heath Beckett
District Manager
July 11, 18, 2025

25-01965H

FIRST INSERTION

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.creekpreservecdd.com or may be obtained by contacting the District Manager's office via email at rmcgrath@gms-tampa.com or via phone at (813) 344-4844.

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

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

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

Richard McGrath
District Manager
July 11, 2025

25-01962H

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer
IV2025.07

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Forest Brooke Community Development District (the "District") will hold a public hearing and a meeting on August 20, 2025, at 6:30 p.m. at the Vista Palms Clubhouse located at 5019 Grist Mill Court, 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 and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.forestbrookecdd.org, or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844.

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.

Development	Units	Gross per Unit
Single Family 40'	384	1,799.31
Single Family 50'	333	1,799.31

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.

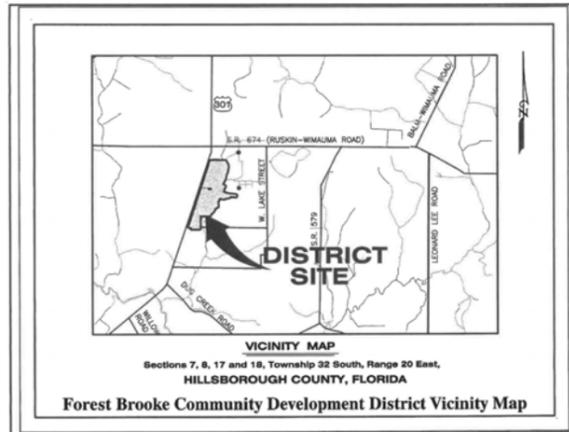
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Jason Greenwood
District Manager



July 11, 2025

25-01963H

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. 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 <https://spencercreekcdd.com/> 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 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.

Michael Perez, District Manager
4902-9465-9148, v. 1
July 11, 2025

25-01967H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the K-Bar Ranch Community Development District

The Board of Supervisors (the "Board") of the K-Bar Ranch Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2025, at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mist-flower Lane, 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.kbaranchcdd.com or may be obtained by contacting the District Manager's office via email at heather@hikal.com or via phone at (813) 565-4663.

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.

Heather Dilley, District Manager
July 11, 18, 2025

25-01968H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Panther Trace II Community Development District (the "District") will hold a public hearing and a meeting on July 28, 2025, at 6:30 p.m. at the Panther Trace II Clubhouse, located at 11518 Newgate Crest Drive, Riverview, FL 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.panthertracecdd2.net, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 536.

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.

Heath Beckett, District Manager
July 11, 2025

25-01970H

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Park Creek Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Fairfield Inn & Suites located at 10743 Big Bend Road, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.parkcreekcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at jgreenwood@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.

Jason Greenwood, District Manager
4918-6766-6475 v.14923-8408-0947, v. 1
July 11, 2025

25-01969H

FIRST INSERTION

SIMMONS VILLAGE NORTH 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 Simmons Village North Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	August 6, 2025
TIME:	10:00 a.m.
LOCATION:	Pulte Office 2662 S. Falkenberg Road 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, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://simmons villagenorthcdd.com>.

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

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

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

District Manager
July 11, 18, 2025

25-02033H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of RealClean Aircraft Detailing Tampa Bay located at 4011 W Horatio St, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 03 day of July, 2025.

Kercher Aviation LLC
July 11, 2025

25-01998H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Noisy Creative Studio located at 400 N Tampa St Ste 1550, #382311, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 03rd day of July, 2025.

Noisy Creative Studio LLC
July 11, 2025

25-02003H

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 FRESH FLAME located at 10817 N 56th St in the City of TAMPA, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of July, 2025.

GREENLAND RESTAURANT INC
July 11, 2025

25-01999H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2018 MERT mobile home bearing vehicle identification number FL26100PHB201890A and FL26100PHB201890B, and all personal items located inside the mobile home. Last Tenant: Miguel Enrique Gonzalez Cortes and Jenny Gonzalez Aguilar. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

July 11, 18, 2025

25-02034H

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

Matthew Huber, District Manager
July 11, 18, 2025

25-02002H

--- PUBLIC SALES ---

FIRST INSERTION

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

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. 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 <https://www.shellpointcdd.com/> or may be obtained by contacting the District Manager's office via email at lisa.castoria@inframark.com or via phone at 656-223-7011.

The 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.

Lisa Castoria
District Manager
July 11, 2025

25-01972H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT AMENDED NOTICE OF MEETINGS FOR FISCAL YEAR 2025, NOTICE OF CLOSED SESSIONS, AND NOTICE OF WORKSHOP

The Board of Supervisors ("Board") of the Waterleaf Community Development District ("District") will hold their regular meetings for Fiscal Year 2025 at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 33569, on the third Wednesday of every month at 5:30 p.m., unless otherwise indicated as follows:

July 16, 2025
August 20, 2025
September 17, 2025

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The Board will also hold a public workshop of the District on Tuesday, July 29, 2025, at 5:00 p.m., via Zoom at <https://us06web.zoom.us/j/7294444444>. The purpose of the public workshop is to provide training for the District's Board of Supervisors on applicable ethics law and training requirements that pertain to special district supervisors, which may include, but is not necessarily limited to: the ethics training requirement set forth in Section 112.3142, Florida Statutes, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meeting laws.

The meetings, including the closed session and public workshop described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 ("District Manager's Office").

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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
July 11, 2025

25-01974H

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 07/28/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

B-471	Anderson, Wendi	Furniture electronics clothing
3-41	Hernandez, Leslie	clothing boxes totes
D-738	Jernigan, Ashley	clothing toys tv
D-733	Perez, Leandro	mattresses

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 11, 2025

25-01985H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 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.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Waterleaf Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 20, 2025
TIME: 5:30 p.m.
LOCATION: Riverview Public Library
9951 Balm Riverview Road
Riverview, Florida 33569

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 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, 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 Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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 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	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family - 50'	317	1.00	1,749.95
Single Family - 60'	168	1.20	2,099.94
Single Family - 70'	138	1.40	2,499.93

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your 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 assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

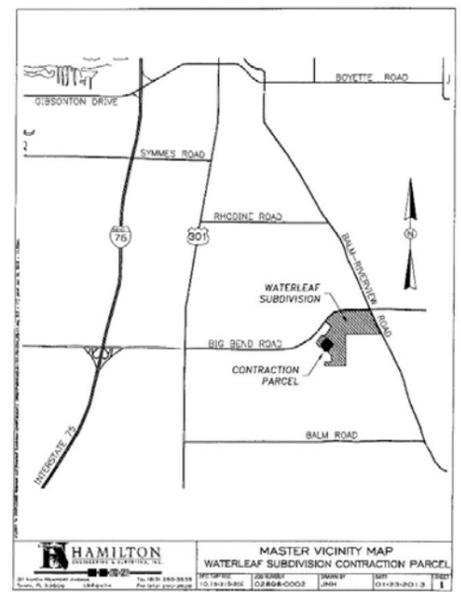
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by phone at (813) 344-4844 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public 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.

District Manager



July 11, 2025

25-01973H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors meeting of the River Bend Community Development District

The Board of Supervisors (the "Board") of the River Bend Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the River Bend Amenity Center located at Amenity Center, 2502 Dakota Rock Drive, Ruskin, Florida 33570.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting at <https://www.riverbendcdd.com>, or may be obtained by contacting the District Manager's office via email at aferguson@gms-tampa.com or via phone at (813) 344-4844.

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.

RIVER BEND COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE

Unit Type	Unit Count	FY 2025 Per Unit	FY 2026 Per Unit	FY 2026
SF 50'	319	\$1,229.92	\$1,369.20	\$436,774.24
SF 60'	229	\$1,461.12	\$1,626.57	\$372,485.59
SF 70'	105	\$1,722.11	\$1,917.12	\$201,297.86
SF 80'	74	\$2,090.82	\$2,327.58	\$172,240.98
SF 90'	12	\$2,337.02	\$2,601.66	\$31,219.94
SF 100'	12	\$2,611.99	\$2,907.77	\$34,893.30
	751			\$1,248,911.92
		Less: Discounts 4%/Collections 2%		(\$74,934.71)
		Net Assessment		\$1,173,977.20

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

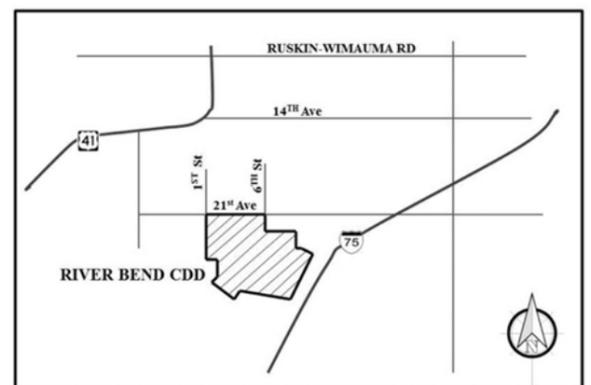
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. **Failure to pay the District's assessments will cause a tax certificate to be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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 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.

Amanda Ferguson
District Manager



July 11, 2025

25-01975H

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2025_V03

--- PUBLIC SALES ---

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for trash and recycling containers for use at Raymond James Stadium.

RE-BID #24-03

Trash & Recycling Containers, Raymond James Stadium

BID DUE DATE

Thursday, July 17, 2025 *not later than* 10am (Firm)

Bid packages will be available for distribution on Wednesday, July 2, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 30th Day of June 2025.

/s/ Deltecija Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
July 11, 2025 25-01979H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of KEVIN EDWARD ALBERT, if deceased any unknown heirs or assigns, will, on July 23, 2025, at 10:00 a.m., at 3503 Berry Bend Road, Lot #308, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1999 PONT GRAND AM VE-HICLE,
VIN: 1G2NE12E9XM818422,
TITLE NO.: 0076953901
and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3615)
July 11, 18, 2025 25-01981H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH OUTPATIENT CENTER LAB located at 10740 Palm River Road, in the County of Hillsborough in the City of Tampa, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 7th day of July, 2025.
Florida Health Sciences Center, Inc.
John Couris
July 11, 2025 25-02009H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of TGH OUTPATIENT CENTER located at 10740 Palm River Road, in the County of Hillsborough in the City of Tampa, Florida 33619 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 7th day of July, 2025.
Florida Health Sciences Center, Inc.
John Couris
July 11, 2025 25-02008H

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 August 1st, 2025 @ 10:00 AM at each individual repair facility.
40905 2006 Cadillac VIN#: 1G6KD57Y26U218368 Repair Facility: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt \$8,347.78
July 11, 2025 25-01997H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424

Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1077 - James, Tasheika; 2008 - soluri, paul; 2019 - Skaats, Jennifer; 2031 - Culwell, Luke; 6008 - Hudson, Kyle; 6041 - Palmer, Daniel; 6059 - Bryant, Maurice; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7043 - Nascarella, Lily; 7061 - washington, claudia; 7075 - Soluri, Paul J; 7076 - Mason, Tkeria; 7092 - Broomall, Alistair; 8033 - AquaBlue Business Solutions Dobson, Tina; 8076 - Acevedo, George; 8108 - Obrien, Jessica; 8116 - Sullivan, Paul
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
0508 - Alfonso, Anthony; 0511 - Hernandez, Evelio; 0515 - Grullon, Alberth; 0719 - Aviles, Lisandro; 1338 - Wicker, Michael Alan; 1422 - Apolinario, Deivy; 1446 - Kerr, Allison; 1461 - Rodriguez, Carlos; 1484 - Ortiz, Eric; 1501 - Ikharo, Emma; 1701 - Kraft, Kimberly
PUBLIC STORAGE # 20155, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
1073 - Green, Tawana Boone; 1086 - Maria, Madrigal; 1208 - Bonilla, Yuliana; 1223 - Zhang, Lei; 1233 - Vega, Jerry; 1252 - Reinhardt, Mitchell; 1297 - Fergus, Shyanka; 1313 - Anderson, Vanilla; 2023 - Duncan, Shannon; 2047 - Parish, Susan; 2065 - Pitchford, Ashley; 2093 - Collazo, Jessica; 2126 - prince, Renee; 2204 - Haner, Nathan; 2207 - Davis, Ashley; 2258 - Colon, Efrain; 2268 - White, Omar; 2374 - crain, joshua; 2404 - Resident Interface Palma, Pablo; 2428 - Masudi, Naji; 2437 - Frost, Raven; 3027 - Montes, Edna; 3067 - Rice, Davonte; 3089 - Simmons, Myrtis; 3096 - Lindsay, Ann Marie; 3153 - Martin, Ishona; 3163 - Davis, De Azia; 3175 - Bonilla, Orlando; 3210 - Gaines, Ashley; 3245 - burgos, rafeal; 3246 - Soto, stevie; 3258 - Goldsborugh, David; 3264 - Burgos, Rafael; 3282 - Carrington, Lisa; 3303 - Smith, Paul; 3317 - DE JESUS, FELIPE; 3370 - Lopez, Jasmine; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3394 - Lopez Aleman, Armando; 3432 - Riles, Kathleen; 3455 - Jacquet, Berta; B151 - Johnson, Ray; D106 - Bethea, Erique; E036 - McGinnis, Terrance; E064 - Watson, Yonika; E078 - Edwards, Shannon; F090 - Veloz, Dianelys; F114 - Smith, Natalie; F117 - Mullings, Alexander; F131 - Abreu, Juanita; F134 - Porter, Ericka
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:30 AM
Sale to be held at www.storagetreasures.com.
A002 - Powell, Brianna; A005 - Johnson-Streater, Herbrinia; A006 - Santiago, Elvin; A025 - Lau, Tibett; A026 - Shelby, paul; A033 - ALLEN, MARCI Y.; A055 - mottern, Christopher; A067 - Carlton, Jeffrey; B009 - Joseph, Jasmine; B019 - Baker, Rebecca; B021 - Byrnes, Denise; B023 - Jackson, Tarshell; B038 - ramos, Ruben; B042 - Harris, Nathaniel; B049 - Lewis, Razhiah; B062 - Anderson, Tamika; C021 - allen, Roleisha; C023 - Alvarez, Jonathan I; C026 - Williams, Kendrick; C028 - Cabnt, Dana; C067 - Gaymon, Doris Elizabeth; C079 - Rivera, Alexis; C080 - Walker, Tjion; C082 - baker, Alexander; C112 - Puntiel, Johnny; C116 - Brown, Peggy; C121 - smith, jacqueline; C126 - Lewis Loves Landscaping LLC Lewis, Anthony; D009 - Chapman, Donna; D026 - Figueroa, Brandon; D064 - Span, Georglan; D064A - malone, Dorothea; D068 - Ichicoro Ramen LLC LLC, Ichicoro Ramen; D069 - bush, James; D078 - Jackson, Shamika; D128 - Norris, David; D130 - garcia, steven; E017 - lee, dandre; E032 - Nieves, Tina; E057 - Rivera, Eduardo; E075 - owens, friderick
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
1004 - Mcauley, Mystie; 1021 - Weaver, Elise; 1034 - Vieira, David; 1064 - Taylor, Naya; 1081 - Sullivan, Ulonda; 1133 - hodes, robert l; 1136 - Romero, Denise; A014 - Boyle, Shery A; A025 - Allen, Deanthony; B006 - Jefferson, Oshay; B027 - Jackson, Earnest; B030 - Combs, Francheska; C010 - Boykin, Ellexis; D007 - Gonzalez, Lymari; D050 - Blair, Eddie; D053 - Rivera, Nilda; D059 - Smalls, Jzhanne; D066 - Floridas Best Commercial Cleaning Doody, David; D075 - Kaemmer, Joel; F004 - Corley, Louis; F005 - Isla, Maria; F007 - Qontrax inc Pulgar, Victor; F016 - Sudney, Brian; F039 - Carr, Lisa
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A008 - Crossover, Ira; A026 - Qarles, John; A041 - Jackson, Breshaun; B035 - Teague, Torian; B074 - Ortiz, Michelle; B077 - Eichinger, Christy; B095 - Vereen, Jeremy; B096 - Coffee, Kaleb; C018 - negron, Aileen; C023 - Lopez, Luis; C038 - Sanchez, Mildred; D035 - Ingram, TKeyah; D041 - Norman, Robert; E009 - Byerd, Paris; E059 - Jackson, Evanthy; E101 - Austin, Randall; E104 - Lowe, Brie; E117 - Lowe, Brie; E118 - Guzman, Garrett; E132 - DONAHUE, ROBERT; E147 - PAUL, ROSELLA; E149 - Soria, Erika; E160 - Reed, Floyd; G010 - Russell, Cody; G067 - BROXTON, HERMAN; G102 - Johnson, Bryant
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
A010 - Rose, Sabrina M; A011 - Grates, Charles; A023 - Jackson, Sandra; A057 - Nadeem, Sayeed; A077 - Triana, Yanellys; B008 - Allen, justin keith; B016 - Fennie, James; B031 - david, jose; B042 - Newton, Jarvis; B051 - singleton, Brittany; B074 - Wadlington, Eric; B077 - Joyner, Antonio; B083 - Holland, Aaron; C005 - Fleur, Minette St; C012 - velazquez, Alicia; D002 - mcduffie, Lamecia; D004 - bethea, Tatyana; D005 - Espinoza, Yimin; F006 - Triana, Yanellys; F009 - Hernandez, Carlos; F011 - Dixon, Makisha; F018 - enos, Steel; F020 - Raiford, Eukiela Daniels; G011 - Mitchell, Morgan; G026 - Atari, Husein; G029 - Byron, Anya; G049 - Black, Renita; G077 - fluker, Elmer; H022 - Chiaromonte, Lisa; H024 - Myers-Dudoit, Tiana; H033 - Godoy, Nicole; H043 - Robinson, Linda; H046 - Garza, Moises; H077 - Allen, Erion; I014 - Williams-Anderson, Kelly; I022 - Valiev, Bohdan; I025 - collard, Harley; I026 - Prescott, Tai; I049 - Hymes, Tangila; I075 - Dudley, Timothy; I077 - Pratt, Kendrick; J042 - munoz, Marcial Quiroz; J067 - Green, Anita; J084 - Cabrera, Edwin; K026 - Baker, Wanika; P018A - Hopper, Antoine; P020 - Jackson, Lamar
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
0111 - Henley, Shannon; 0116 - Warren, Vyondra; 0130 - Spodar, Derek; 0205 - Archie, Katrice; 0249 - Wheeler, Latosha; 0250 - Bryant, Ronunique; 0251 - Martinez, Anibal; 0255 - Hoinoski, Roger; 0262 - Watts, Isaac; 0265 - Bailey, Moneca D; 0306 - Rashid, Rumana; 0322 - rolon, Leeann; 0328 - jones, Erica; 0334 - niz gomez, chris; 0351 - niz gomez, chris; 0353 - williams, Tyrese; 0365 - Thompson, Shanea; 0366 - Purnell, Jasmine; 0402 - Jones, Ricky; 0404 - Florvella, Elmir; 0406 - Dye, Beverly; 0418 - Fiol, Ashley; 0449 - Owens, Verlon; 0458 - Matthews, Rochelle Marie; 0513 - Watts, Markees; 0516 - Burney, Amanda; 0546 - Athey, Ortheline; 1025 - Burney, Amanda; 1040 - Hicks, Jahni; 1049 - Smith, Nattonette; 1062 - Gonzalez, Thalia; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1118 - Roberts, Ka'dasjah; 1131 - Hymes, Kelvin; 1133 - Broner, Kristin; 1185 - Rosado, Jesus; 1186 - Wells, Janeka; 1205 - Martinez, Kelvin; 1210 - Heavey, Matthew L; 1219 - Black, Monique; 1222 - Thornton, Cecil; 1246 - Hunter, Audra; 1298 - Thomas, Levar; 1345 - Cherubin, Keliyah; 1349 - partin, Aaron; 1357 - Dudley, Myles W; 1372 - Maldonado, Jarimar; 1382 - Irvin, Stephen; 1383 - Siler, Carmen; 1399 - Cruz, Betsabe; 1414 - Hollis, Clinton; 1419 - brooks, tiffany; 1432 - Hagemann, Kenneth; 1440 - Gipson, Kimberly; 1448 - Herron, Wyshuna; 1470 - Janzen, Amanda; 1478 - Marcus, Mychelle; 1482 - reeves, Kyra; 1484 - Brown, Angel; 1494 - Comer, Jessica; 1500 - Kegler, Cheryl; 1510 - rich, steven; 1523 - Howard, Teranisha; 1535 - Clemmons, Bernard; 1538 - Foster, Eltyneshia; RV017 - durga, aravind
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
0006B - Carlino, Casandra; 0114 - Oliveira, Juscelan; 0119 - Hoeksema, Justin; 0122 - Lane, RayLeisha; 0129 - Hart, Jamesa; 0149 - Carr, Mark; 0166 - Vizcaya, Emmanuel; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0345 - VEGA, JANETH; 0404 - Hilsaca, Marcela; 0504 - Walton, Brandon; 0511 - Rodriguez, Carlos; 0540 - Bowers, Michael; 0555 - Martin, Dariel; 0623 - Casal, Jorge; 0647 - Penrod, Jessica; 0665 - Vazquez, Harold; 0668 - Serrano, Elizabeth; 0681 - Ka, Martrine; 0705E - Roman, Jackie; 0709 - Guerrero, Kaylin; 0717 - Martinez, Ariel Baez; 0907 - Arroyo, Ana; 0908 - humbarger, Jeffrey; 1041 - cruz, Yaimara
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
A0108 - Arauz, Patricia; A0114 - wiggins, Jazzmine; A0122 - Walton, Sheena; A0222 - perez, myrta; A0251 - Daniels, Shandrieka; A0264 - rolley, earl; A0279 - Ko Family Rawlins, Sorena; A0419 - Milton, Gayle; A0437 - brown, porsha; A0527 - McCaskill, Gary; A0530 - Thomas, Natalie; A0553 - Rodriguez, Robert; B0159 - Kaehler, Steven; C0603 - Gray, Mckinley; C0609 - Garrison, Tara; C0611 - lopez, Natalie; C0623 - Ramirez, Ashley; C0639 - Sayles, Ciara; C0660 - Mannella, Michael; C0665 - Robinson, Talisha; C0668 - Melendez Jr, Michael; C0676 - allen, Kathadquina; C0706 - Myles, Jalecia; C0749 - Amaro, Tania; C0759 - Portis, Quinessa M; C0785 - Ritchie, Konica
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1029 - Gamarra, Alma; 1126 - Smith, Britannia; 1224 - Ford, Malik; 1410 - Smith, Bree; 1501 - Robles, Dominic; 1506 - Broyles, Kathryn; 1560 - cott, Marshall; 1568 - Petit, Alberto; 2033 - Phillips, Keshawn; 2079 - Ziedenweber, Sara; 2085 - Ramnarine, Mariah; 2086 - Burkart, Stephanie; 2096 - Orellana, Alberto; 2103 - European Beauty Academy Nogaibayeva, Diana; 2121 - Conway, Claire; 2129 - Ford, Barbara; 2136 - Stevenson, Samuel; 2140 - Artiles, Gloria; 2165 - Michael, Adrian; 2177 - Gonzalez, Maricela; 2210 - perez, xiomara; 2238 - Griffin, Don; 3008 - McCord, Katiena; 3010 - meregildo, Richard; 3036 - Allen, Michael; 4101 - LaVoie, Lara; 4110 - Cruz, Rodrigo; 4400 - Robles, Dominick; 5006 - Ramirez, Enrique; 5106 - Collazo, Alex; 5114 - Miranda, Nelson; 5407 - Santiago, Raquel; 5409 - Mervil, Vilner
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471

Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
1009 - Thomaspetit, Allanda; 1035 - Ping, David Lee; 1046 - Hakala, Sheryl; 1062 - hassan, Mariam; 1069 - Gilley, Mariah; 2011 - Lang, Jeffrey; 2073 - Sage, Samantha; 2081 - Ealy, Eric; 2128 - Castillo, Alex; 3121 - Russo, Michael; 4000 - Gardner, Taraneka; 4006 - McGahan, Ann; 4016 - Pickford, Christina; 4020 - Lowry, Sara; 4021 - Culbert, Ryan; 4050 - Watkins, Lindsey; 4096 - Gomez, Yvonne; 4121 - strain, Tanner; 5016 - Smith, Jamieka; 5025 - Asongna-Morfaw, Tank; 5049 - Eason, Dominique; 5086 - Morales, Juan; 5107 - Butts, TYRA; 5182 - algarin, Lydiany; 5214 - Fathi, Benaisa
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
1002 - Williams, Darnelle; 1030 - Laviolette, Shivonne; 1033 - Sutton, Kathi; 1074 - Collins, Sherrie; 1099 - Pena, Richard; 1110 - Murphy, Michele; 1141 - VARGAS, MELANIA; 1147 - Fontanez, Israel; 1165 - RILEY, JOHN; 1187 - Betancourt, Yahaira; 1204 - Britton, Allen; 1212 - Cabrera, Vanessa; 2018 - Klapproth, Donald; 2045 - Arango, Alexander; 2076 - Acevedo, Ruben; 2137 - Jackson, Abraham; 2159 - Weaver, Chris; 2170 - Spears, Toleah; 2172 - Moran, Jimmy; 2214 - Rosa, Yinette; 2248 - Carnes, Julie; 2254 - Triana, Damaris; 2267 - Welton-Tinnon, Corie; 2358 - Williams, Marquita; 2359 - Wardlaw, Janay; 2376 - Greene, Kevonna; B013 - Matera, Carolyn; C020 - Defalco, Crystal

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
July 11, 18, 2025 25-01993H

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Selah located at 10329 Birdwatch Dr, in the County of Hillsborough, in the City of Tampa, Florida 33647 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 04th day of July, 2025.
KZO LAB LLC
July 11, 2025 25-02004H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Eden Millwork located at 2390 Peace Portal Drive, PMB 304, Blaine, WA 98230 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hillsborough County Florida, this 8th day of July 2025
Metrie Inc.
July 11, 2025 25-02014H

FIRST INSERTION

Notice to public and individual indigenous inhabitants primarily residing in or domiciled in Hillsborough County Community in Florida State Territory Area.

Please receive the Official PUBLIC NOTICE: for an Official General Community hearing to begin the Official Process of Organization. Establishment and Ordainment for a Community Council for our relative Territory Area and to locate a local Honorably Discharged American Veteran (Pay Grade E1 to O5) to sponsor or actively participate in this American General Law Process. This American Process and Procedure is intended to organize and form an American Non-Governmental Organization in our local community and is sponsored and represented by a Private American Individual of Protected Class, Intl. English Common Law Lawyer, Intl. Ordained Minister on Mission on North America, and an American Veteran under honorable conditions at General Law per Article III. The Public Hearing event details are as follows:
Date: July 31st 2025 at 12 Noon
Local Public Commercial Business Name:
La Teresita Restaurant
Address: 3248 W. Columbus Drive, Tampa, Florida 33607
POC Number: 727-314-5610
July 11, 2025 25-01980H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Derek Schonacher / TORTUGA SERVICES OF TAMPA, INC. will engage in business under the fictitious name Tortuga Services, with a physical address 1345 N. Falkenburg Rd Tampa, FL 33619, with a mailing address 1345 N. Falkenburg Rd Tampa, FL 33619, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
July 11, 2025 25-02029H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Adrenaline Fundraising located at 5933 Summerall Vista Cir Apt 105, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Riverview, Florida, this 07th day of July, 2025.
ADRENALINE SOUTHEAST LLC
July 11, 2025 25-02019H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of mypinellasclerk.gov located at 5933 Summerall Vista Cir Apt 105, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Riverview, Florida, this 07th day of July, 2025.
ADRENALINE SOUTHEAST LLC
July 11, 2025 25-02019H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of mypinellasclerk.gov located at 5933 Summerall Vista Cir Apt 105, in the City of Riverview, Florida 33578 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Riverview, Florida, this 07th day of July, 2025.
ADRENALINE SOUTHEAST LLC
July 11, 2025 25-02

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

0009 - Baker, Cheneae; 0078 - Pereira, Destiny; 0087 - Rivera, Leonardo; 0101 - Lefayt, Florence; 0119 - Wilson, Deborah; 0142 - ortiz, Aliana; 0206 - Baker, Antonio; 0242 - Jefferson, Karysma; 0267 - Jr, Benjamin Swaby; 0300 - Yuill, Alex; 0325 - Zambrana, Doris; 0331 - Acevedo, Mark; 1001 - B, Ashia; 1022 - Sherman, Melissa; 1035 - Harrell, Edjuan; 1042 - Paramo, DeAnna; 1049 - Tebrow, Veronica; 2001 - Jenkins, Ebony; 2027 - Jenkins, Ebony; 2033 - Torres, Aylin; 2040 - mays, Denesha; 3016 - Lucas, Robert; 3028 - Matheson, David; 3032 - Brown, Kelvin; 3044 - Smith, Samuel; 3050 - Hargrove, Carlette; 3065 - peacock, deona; 3081 - McClendon, Derrick; 4041 - Love, Samuel; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 10:00 AM

Sale to be held at www.storage-treasures.com.

0236 - Beckmeyer, Kelly; 0257 - Carter, Timothy; 0288 - Gilbert, Talisha; 0293 - White, Scott; 0318 - Diaz, Linda; 0443 - Hubbard, David; 0508 - Langston, Toir Lee; 0612 - slavik, Alyssa; 0702 - Anderson, Christopher; 1039 - 4 Lucky Dogs Marsh, Robin; 1056 - Hughes, Porche; 1057 - Graves, Tamirrah; 1058 - Marsh, Robin; 1067 - Hughes, Porche; 206364 - Yeshion, Sarah; 2079 - Charpentier, Amy; 2108 - LaRue, Diane

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM

Sale to be held at www.storage-treasures.com.

01008 - Davis, Alycia; 01019 - Rivera, Dulce M; 01040 - morse's landscaping llc Morse, Jessica; 01081 - Bogle, Robert; 01082 - Thompson, Tonyata; 01093 - Cooper, Stefanie; 01101 - Shorter, Chris; 01123 - combs, edward; 01135 - konan, Botiwa; 01162 - Mossner, Gary; 01168 - Edwards, Kelli; 02054 - Cruz, Alberto; 02077 - Pitts, Zeld; 02102 - Johnson, Ronnie; 02118 - Thompson, Tonyata; 02127 - Hobbs, Robert; 02128 - Thompson, Tonyata; 02131 - Gardner, Kelly; 02132 - Dorris, Janashia; 02205 - pinero, Prissilla; 02219 - Anthony, Tkoa; 02231 - Tolson, Tyrone; 03029 - Young, Tawni; 03092 - grooms, Kerry; 03110 - Johnson, layla; 03144 - Anderson, Isaiiah; 03161 - Gonzalez, Hattie; 03208 - Lovell, Ronald Jr; 03211 - Youmans, Floyd; 03218 - teague, Stephanie; 03238 - Aguilar, Angelita; 03275 - Ross, Victoria L.; 03292 - Pavlov, Volodymyr; 03296 - MCRAE, WADE; 06003 - Harris, Mark; 07003 - Beckles, Olvin; 07017 - GRUSOVNIK, JACK; 07028 - Kamaish, Majdi; 08003 - Edwards, Ari; 12046 - Ferch, Carolyn; 13044 - konan, Botiwa; 13074 - Kanani, Lorenc

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

Time: 10:30 AM

Sale to be held at www.storage-treasures.com.

0107 - III, Lucius Gibson; 0222 - III, Lucius Gibson; 0446 - Barrett, Jacqueline; 1032 - Wilson, Denster; 2028 - III, Lucius Gibson; 3002 - Alnawami, Zubaida; 3010 - Broner, Katrina N; 3048 - Rosewell, Deverlyn; 3056 - Burrows, Alicia; 3098 - Storms, Codyjane; 3154 - Stanford, Shywanida; 3156 - Abushanab, Ola; 3161 - Alcin, Berdie; 3169 - III, Lucius Gibson; 3213 - harris, Shakia; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda; RV08 - wilson, george

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

Time: 11:15 AM

Sale to be held at www.storage-treasures.com.

1047 - clemmons, latanya; 1072 - Robinson, George; 1087 - Thompson, Sherrill Sharp; 1144 - Sexton, Lauren A; 1163 - Berrios, Hector; 2008 - Axon, Sharhonda; 2040 - Redding, Robert; 2049 - Jr, Johann Best; 2081 - james, Andrew; 2112 - Doctor, Nymia; 2123 - Tillman, Stephanie; 2162 - smith, Racquel; 2167 - Figueroa, Jeiron; 2185 - Walker, Jennifer; 3029 - Reyes, Ada; 3070 - Walker, Jamee; 3086 - Rivers, Donovan; 3103 - muniz, Kiara; 3115 - Roy, Brandon; 3123 - Cross, Dave; 3141 - Simpson, Kaceilea; 3163 - Johnson, Catherine; 3193 - Mesidor, Markenson

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 11:45 AM

Sale to be held at www.storage-treasures.com.

A072 - Ramjit, Adam; B032 - Larkin, Robert; B048 - Sutton, Oliver; B081 - thompson, Ashley; B088 - Alvarado, Esteban; B126 - Menzel, Stewart; B132 - Williams, Edward; C034 - Cacador, Sabrina D; C039 - Gaburici, Daniel; C044 - Velazquez, Joshua; C047 - Gonzalez - Yague, Milagros; C074 - Pierson, Darlene; C075 - Pearson, Tamika; C076 - Rivera, Jose; C087 - Spivey, Pauline; C104 - Denmark, Sue; C112 - James, Sylvester; D035 - Banks, TySayana; D036 - Hayes, Richard; D043 - Pate, Nitisha T; D049 - Gainor, Michelle; D085 - Maynard, Curtis; D101 - Anderson, Rashad; E005 - Leach, Jason; E008 - Holmes, Latasha; E039 - Jennings Jr., Joel; E045 - Edwards, Chaz; I010 - Mallory, Nicorya; I015 - Larry, Rashaw; I027 - Paratore, Lisa; I059 - Legrand, Dieuvert; I066 - Malpass, Deana Ann; J017 - Byrd, Pippi; J048 - Oliver, Allen; J077 - Taylor, Jamal; J100 - Saunders, Shakina; J105 - Byrd, Pippi; J115 - Hudson, Brittany; J145 - Williamson Jr, Thomas; J149 - Hall, Alcia; K009 - Ayesh, Ibtisam; K020 - Villanueva, Carlos; K024 - Teno,

Samantha; K025 - Moreno, Naomi; K055 - Powell, Gina; K085 - Farese, Brittany; L006 - JENRETTE, KALEAB; L007 - Campbell, Lashell; L009 - Brantley, Cortnee; L010 - Bradley, Alicia ; L026 - REDDICK, ELISABETH; L064 - Foster, Dorinda PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

Time: 12:00 PM

Sale to be held at www.storage-treasures.com.

0024 - Thomas, Shaniah; 0073 - Shellman, Kaylicia; 0128 - Williams, Erika; 0134 - Pequeno, Anthony; 0142 - Lapointe, Charlienne; 0155 - Miller, Kenneth; 0166 - Bregman, Brittany Katherine; 0201 - Carrington, Lisa; 0234 - Gray, Reginald; 0235 - The Creative Cohort Singleton, Jay; 0334 - Brown, Rejea; 0349 - Oliva, Jose; 0350 - Ohara, Tamesha; 0356 - Bergmann, Hayden; 0359 - NEGRON, GENESIS; 0361 - Parker, Josh; 0396 - Barrios, Leomis; 0413 - LEGORBURO, KELVIN; 0420 - casteel, Gwendolyn; 0438 - Rentz, Herman; 0445 - Murphy, Carlous; 0474 - miguele, Paula; 0481 - Young, April; 0515 - collazo, Luis; 0518 - Mann, Kimberly; 0522 - Parker, Karen; 0538 - Maag, David; 0613 - Sanchez, Ana; 0617 - Bari, Michelle Caldas; 0641 - Carrington, Dshun; 0651 - Gourley, Tammy; 0653 - Carey, Stacie; 0687 - Warren, Kathy; 0707 - Kitchin, Shajuana; 0730 - farr, Latvia; 0731 - Venditti, elena; 0746 - Greenberg, Hannah; 0758 - simprevil, Laurentz; 0760 - marrero, Luis; 0803 - Parker, Nhijza; 0810 - Internal Medicine Clinic Osman, Ayman; 0823 - Perez-Young, Jennifer; 0835 - Lewis, Cynthia; 0851 - mingo, Johnathan; 0855C - Cintron, Romeo; 0856G - hohenkirk, Ania; 0857A - Marshall, Erykah; 0859E - cruz, Ofelia; 0861D - Sookoo, Jamie; 0862E - Griffin, Shoshanna; 0863M - Follin, Devon; 0881 - Creaser, Brandy; 0882 - Plantium Roofing Walls, Chad; 0889 - Baxter, Kitt; 0891 - Reeser, Kelsey; 0903 - wright, Bernard; 0922 - OGara, Lea PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 12:15 PM

Sale to be held at www.storage-treasures.com.

1020 - Tavaliccio, Daniel; 1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1062 - Drew, Ilisha; 1080 - Jackson, Saminthia; 1107 - Dabbs, Bryce; 1116 - stallard, mark; 1140 - ruiz, Kasandra; 1142 - Bedward, Kimanie; 1167 - Harvey, Johnasha; 1192 - Fanning, Carla; 1196 - Powell, Christopher Dupree; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1317 - Kappes, Nikita; 132 - Pedroso, Stephanie; 1321 - Kinney, Nekeyla; 1335 - Miller, Cheryl; 1401 - Kelly, Lillian; 1441 - Niederkorn, Joseph; 1463 - Thompson, Mary; 1486 - Resetar, Andrea; 1489 - lopez, Stephanie; 1492 - wells, Leqjhai; 1514 - Jones, Jerrod; 1515 - Kinard, Kendra; 201 - Rashed, Yvette; 2015 - HICKMON, TWILA; 243 - langone, Bogdan; 249 - Rodriguez, Tabitha; 253 - Marrero, Xavier; 259 - Quinones, Vigie ; 279 - taylor, Austin; 309 - Galloway, Heath; 313 - Francis, Shirilana; 314 - Pedroso, Stephanie; 410 - Rodgers, Sude; 414 - Strassburg, Seth; 471 - seahorn, christopher; 474 - Patterson, Carol; 477 - Curtis, Tyler; 502 - Mckenna, Gorma; 506 - Baez, Iris; 565 - Check, Daniel; 569 - Forgie, Lawrence; 600 - Lisenby, Glen; 623 - Castillo, Melanie; 631 - Johns, Robert; 650 - Harless, Todd; 667 - McCrimmon, Larry; 672 - Hoppe Enterprises LLC Hoppe, Jason; 680 - Love, Regina; 684 - Reyes, Yvonne E; 703 - Newberry, Sharee; 712 - Clements, Joshua; 718 - Leach, Jason; 733 - Leonard, Randall; 735 - Coirs, Ashton; 818 - cooper, Craig; 826 - Atienza, Luzminda; 829 - Good Plantkeeping LLC Patton, Myka; 838 - Hamilton, Glenda; 911 - Sullivan, Monique; 928 - Business Services X Jacobson, Matt; 951 - Forgie, Lawrence; 958 - Weber, Mindy D; 963 - Allen, Elmore; 975 - Tucker, Darrion

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132

Time: 12:45 PM

Sale to be held at www.storage-treasures.com.

A003 - Davis, Shawntal; A004 - Rodriguez, Alexia; A007 - hicks, delores; A010 - johnson, Audrey; A031 - CAMPBELL, LISA; A037 - Taylor, Sylvia; B011 - Fernandez, Manuel; B026 - Stephens, Ernestina; B032 - Bryant, Nivea; B034 - araujo, Jacqueline; B038 - rogers, Terry; B041 - Mitchell, Lenika; B046 - Diggs, Danyell; B056 - williams, Jack; B058 - menelas, Mackenzie; C002 - Monroe, Tameka; C003 - Lauderdale, Charles E; C007 - Dume, Miler; C013 - Hazard, Alicia; C025 - Mckinnon, Jermaine; C047 - Johnson, Whitley; C051 - Jackson, Cheyrron; C056 - Townsend, Darryl; C059 - edwards, Charles; C060 - Mceal, Zavein; D006 - Rivera, Jasmine; D012 - Dawson, Nina; E006 - Noble, Hester; E012 - Charles, Justin; E016 - Jordan, Timothy; E053 - turner, Casandra; E059 - ball, delmetria; E060 - Brown, Jah Nah; E063 - Rhoades, Ericka; E073 - anderson, moose; E089 - williams, Winifred Angela; E106 - Cordero, Remigio Romero; E117 - Brown, Lashika; E120 - lapradd, Heather; E133 - Gay, Dshawna; E137 - berry, Erica; E157 - mcphail, Nathaniel; E162 - Smith , Nicole; E178 - bythewood, Shatavia; E184 - Price, Anthony; E187 - moore, Jenae ferrell; E190 - James, Anissa; E191 - Forf, Tia B; E192 - Hicks, Erma; E193 - Dudley, Granger; E204 - Joiner, Michael; E206 - mungin, Paul; F011 - Acevedo, Nicole; F016 - Latson, Jonya; F025 - Townsend, Keithard; F029 - Odom, Racquel; F037 - McCullar, Cabrina; F067 - Chesser, Christopher; G001 - eady, Taylor; G016 - Robinson, Lola; G018 - Harris, Venetha; G023 - smith, Jazmin; G028 - Charles, James; G032 - Pomaless, Chasity; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G061 - jean, Even; G071 - Williams, Xaviera; G074 - Mode, Olguine; H001 - Hunter, Derrick; H003 - Broxton, Jauna; H004 - Mosley, Virgil; H006 - kelley, Jasmine; H029 - Hall, John; H041 - Williams, Michael; H049 - Howell, James; H051 - Mills, Charles; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H059 - Deramus, Jemese; H060 - Burnett, Sequita; H065 - Santos, Keomi; J017 - Adams, Freddie; J022 - Bushell, Shenette; J034 - Monlin, Alexis; J037 - Tejada, Lloisa; J047 - lewis, tyshawn; J061 - Thomas, Laquanza

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 2025 25-01994H

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storage-treasures.com.

1003 - Joseph, Nashka; 1025 - Eric, Kenneth; 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1099 - Blair, Pennie; 2006 - SOSTRE, RICK; 2057 - Jackson, Rodney; 2072 - Fecht, Daniel; 2084 - Tutor, Kayla; 2086 - Lopez, Melanie; 2087 - weston, Courtney; 2091 - Roberts, Ashlynn; 2109 - Bonelli, Michele; 2115 - Nicol, Jennifer; 2136 - Westbrook, Harry; 2147 - DE ARMOND, KATHERINE; 2167 - Nonnenberg, Janae; 3009 - Haynes, Tamberneisha; 3072 - Guiste, Nardine; 3138 - Brookins, Tynesha; 3156 - Do, Yen; 3196 - Cruzado, John

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473

Time: 11:00 AM

Sale to be held at www.storage-treasures.com.

1123 - Roldan, Laurel; 2032 - McQuay, Marla; 3003 - Lovell, Randy; 3021 - Scott, Tyrell; 3062 - Williams, Keesha; A063 - Allen, Jasmine; A074 - mederos, Odalys; A075 - kay, Melissa; A104 - Johnson, Angelett; B203 - Olivares, Andrea; B204 - Matera, Carolyn; B207 - Thomas, Elyse; B223 - Davis, Ronshai; C330 - GARCIA, MICHELLE; C349 - Lopez, Ernesto; D405 - Sirmans, Parris; D406 - Shelby, Jennie; D410 - Twons, Rickayla; D414 - Garner, Jamin; D424 - Solano, Robert; D435 - Rivera, Natshaly; D439 - Steele, Lanica; D466 - woody, Roderick; E511 - Wirt, Kristofer; E513 - Ballard, Tonya; F627 - OConner, Donald; F661 - Willmann, Jessica; H804 - sforza, michael; H812 - Hernandez, Amalia; RV07 - Blaylock, Jovie PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM

Sale to be held at www.storage-treasures.com.

0112 - Yaddof, Corey; 1027 - Philips, ILEANA; 1113 - williams, Arkadi; 1338 - Smith, Ramirez; 266 - LUCAS, LAINNEY; 343 - Gibson marine group llc gibson, william; 704 - Figueroa, Crystalina; 739 - Dobbins-Agosto, Elizabeth; 746 - Samuel, Deja; 817 - OLeary, Patrick; 912 - Rodriguez, Roxanna; 944 - Moldthan, Wendi; 981 - Lancaster, Byron

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 2025 25-01992H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Stonebrier Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 14, 2025
TIME: 6:30 p.m.
LOCATION: Heritage Harbor Clubhouse
19502 Heritage Harbor Parkway
Lutz, Florida 33558

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 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, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.stonebrierccd.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.

District Manager
July 11, 18, 2025 25-01971H

FIRST INSERTION

HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF ETHICS TRAINING WORKSHOP

Notice is hereby given that the Board of Supervisors (the "Board") of the Hidden Creek Community Development District (the "District") will hold an ethics training workshop on Thursday, July 24, 2025, from 6:00-8:00 p.m. via Microsoft Teams at the following link: https://teams.microsoft.com/1/meetup-join/19%3ameeting_OTdiYjI2ZmYlZmUwZi00MDhllWlwOGMtNzI0Y2JiYjcxOWE%40thread.v2/0?context=%7b%22Tid%22%3a%2274d8ecf5-7303-45b0-b502-594edb523306%22%2c%22Oid%22%3a%22b6c2e2f9-e04f-4e76-8a8e-a5d284a36a56%22%7d.

The purpose of the workshop is to engage in part one of the mandatory ethics training per Florida state requirement. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.

A copy of the agenda may be obtained from the District Manager, via email at audette@hikal.com, telephonically at (813) 565-4663 during normal business hours, or from the District's website.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before 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 assistance in contacting the District Manager's office.

Audette Bruce, District Manager
July 11, 2025 25-02035H

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 25-CA-001604

THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC., a Florida not-for-profit corporation,

Plaintiff, vs.

HUMBERTO CRUZ, UNKNOWN SPOUSE OF HUMBERTO CRUZ and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 1, 2025, entered in Case No. 25-CA-001604 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC, is the Plaintiff, and HUMBERTO CRUZ, UNKNOWN SPOUSE OF HUMBERTO CRUZ and UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on the 7th day of August, 2025 the following described property as set forth in said Final Judgment:

Unit 206, Building 2, WATER-SIDE CONDOMINIUM I, Together With An Undivided Interest In The Common Elements Appurtenant Thereto, According To The Declaration Of Condominium Recorded In Official

Records Book 4608, Page 1414 And Any Amendments Thereto. Of The Public Records Of Hillsborough County, Florida. Folio: 148821-0148 PIN A-28-28-19-46D-000002-00206.0 a/k/a 7103 E Bank Dr Tampa, FL 33617

Name of record owner: Humberto Cruz

Property Address: 7103 E BANK DR, TAMPA, FL 33617-7312

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg 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.

Hillsborough County RealForeclose Bidder # 59595

Dated: July 2, 2025 s/ Marielle Westerman, Esq. Florida Bar No. 13244

Western Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 mwesterman@westerman.law

July 11, 18, 2025 25-01978H

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
• Simply email your notice to legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE THIRTEENTH JUDICIAL
 CIRCUIT COURT IN AND FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
Case No. 25-CP-002100
Division A
IN RE: ESTATE OF
EDWARD MICHAEL BRAULT
Deceased.

The administration of the estate of Edward Michael Brault, deceased, whose date of death was May 2, 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 Attn: Probate Division. 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 11, 2025.

Personal Representative:
 /s/ Spiro J. Verras
Spiro J. Verras
 31640 US Highway 19 N, Suite 4
 Palm Harbor, Florida 34684
 Attorney for Personal Representative:
 /s/ Spiro J. Verras
 Spiro J. Verras, Esq.
 Florida Bar Number: 479240
 Verras Law, P.A.
 31640 US Highway 19 N, Suite 4
 Palm Harbor, Florida 34684
 Telephone: (727) 493-2900
 Fax: (888) 908-5750
 Email: spiro@verras-law.com
 July 11, 18, 2025 25-01989H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 25-CP-002255
Division A
IN RE: ESTATE OF
BETH A. NICHOLAS,
Deceased.

The administration of the estate of Beth A. Nicholas, deceased, whose date of death was January 13, 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 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 July 11, 2025.

Personal Representative:
 /s/Laura Taylor
Laura Taylor
 6107 Galleon Way
 Tampa, FL 33615
 Attorney for Personal Representative:
 /s/ Kit Van Pelt
 Kit Van Pelt, Attorney
 Florida Bar Number: 106754
 Older, Lundy, Koch & Martino
 200 N. Garden Avenue
 Clearwater, FL 33755
 Tele: (813) 254-8998
 Primary E-Mail Address:
 kvanpelt@olderlundy.com
 Secondary E-Mail Addresses:
 camatucci@olderlundy.com
 July 11, 18, 2025 25-02001H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 Hillsborough County, Florida
 PROBATE DIVISION
File No. 25-CP-002181
Division A
IN RE: ESTATE OF
Virginia Lue Johnsen
Deceased.

The administration of the estate of Virginia Lue Johnsen, deceased, whose date of death was June 1st, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. 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. The written demand must be filed with the clerk.

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 11th, 2025

Personal Representative:
Julie M. Goddard
 P.O. Box 273792
 Tampa, FL 33688
 Russell R. Winer
 Attorney at Law
 Attorneys for Personal Representative
 1017 9th Ave N
 St Petersburg, FL 33705
 Telephone: (727) 821-4000
 Florida Bar No. 517070/523201
 Email Addresses:
 rw@inherit-Florida.com
 July 11, 18, 2025 25-02018H

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-001961
IN RE: ESTATE OF
BRENDA JOYCE JOHNSON,
Deceased.

The administration of the estate of BRENDA JOYCE JOHNSON, 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 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 July 11, 2025.

REBECCA BROWN,
Personal Representative
 Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 Centre, 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
 July 11, 18, 2025 25-02000H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
 IN THE CIRCUIT COURT OF THE
 THIRTEENTH JUDICIAL CIRCUIT
 IN AND FOR HILLSBOROUGH
 COUNTY, FLORIDA
 GENERAL JURISDICTION
 DIVISION
Case No. 25-CA-001727
Freedom Mortgage Corporation,
Plaintiff, vs.
Robert L. Simmons a/k/a Robert
Simmons, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001727 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert L. Simmons a/k/a Robert Simmons; Unknown Spouse of Robert L. Simmons a/k/a Robert Simmons; City of Plant City, Florida are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <http://www.hillsborough.realestateforeclose.com>, beginning at 10:00 AM on the 27th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, LESS THE WEST 75 FEET THEREOF AND THE WEST 35 FEET OF LOT 11, BLAIN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: A2033280000
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.
 You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org.
 Dated this 2nd day of July, 2025.
 BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 4919 Memorial Hwy, Suite 135
 Tampa, FL 33634
 Phone: (954) 618-6955
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 25-F00446
 July 11, 18, 2025 25-01977H

FIRST INSERTION

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY
 STATE OF FLORIDA
 PROBATE DIVISION
File Number 25-CP-002252
Division A
IN RE: ESTATE OF
JAKOB M. STARNES
Deceased.

The administration of the estate of JAKOB M. STARNES deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
 Probate Division
 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 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 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 11, 2025.

AMY S. MORAN
 18912 Sailors Delight Pass
 Land O' Lakes, Florida 34638
 /s/ Lexy M. Bublely-Creighton
 Lexy M. Bublely-Creighton, Esquire
 Attorney For Personal Representative
 Florida Bar No. 1026786
 BUBLELY & BUBLEY, P.A.
 12960 N. Dale Mabry Highway
 Tampa, Florida 33618
 Telephone (813) 963-7735
 E-mail: LMB@bublelylaw.com
 July 11, 18, 2025 25-02007H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 25-CP-001881
Division B
IN RE: ESTATE OF
JOSEPH M. DEBOIS SOUSA
Deceased.

The administration of the estate of Joseph M. Debois Sousa, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, 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.

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,

FIRST INSERTION

Notice to Creditors
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 2023-CP-4293
Division B
IN RE: ESTATE OF
HERBERT ARTHUR DENO
Deceased

The administration of the estate of HERBERT ARTHUR DENO, deceased, whose date of death was August 31, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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 11, 2025.

Personal Representative:
MARILYN DENO
 2510 Bosun Lane,
 Ruskin, Florida 33570
 Attorney for Personal Representative:
 MICHAEL D. WILD, Attorney
 Florida Bar Number: 28643
 10360 W State Rd 84,
 Fort Lauderdale, FL 33324
 Telephone: (954) 944-2855
 Fax: (954) 653-2917
 E-Mail: mwild@wfpplaw.com
 Secondary E-Mail:
 msegall@wfpplaw.com
 July 11, 18, 2025 25-01991H

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR
 HILLSBOROUGH COUNTY,
 FLORIDA
 PROBATE DIVISION
File No. 25-CP-002253
Division A
IN RE: ESTATE OF
DAVID HENRY MUELLER
a/k/a DAVID MUELLER
Deceased.

The administration of the estate of DAVID HENRY MUELLER a/k/a DAVID MUELLER, deceased, whose date of death was July 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 11, 2025.

Personal Representative:
LANA M. JAMROSYK, Esq.,
as Special Administrator of
the South Carolina Estate of
David Henry Mueller
 21 Gamecock Avenue, Suite A
 Charleston, South Carolina
 29407
 Attorney for Personal Representative:
 Neil R. Covert, Attorney
 Florida Bar Number: 227285
 Neil R. Covert, P.A.
 311 Park Place Blvd., Ste. 180
 Clearwater, Florida 33759
 Telephone: (727) 449-8200
 Fax: (727) 450-2190
 E-Mail: ncovert@covertlaw.com
 Secondary E-Mail:
 service@covertlaw.com
 July 11, 18, 2025 25-02028H

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.

--- ESTATE ---

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-001834
IN RE: ESTATE OF CAROL JEAN MONSON, DECEASED.

The administration of the Estate of Carol Jean Monson, deceased, whose date of death was 3/22/2025, Case Number 25-CP-001834, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;

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

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

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

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

The date of first publication of this notice is the 11 day of July 2025.

Personal Representative:

Sarah Selim f/k/a Sarah Monson
7879 Twin Rock Rd Verona WI 53593
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
July 11, 18, 2025 25-02013H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1524
Division Probate
IN RE: ESTATE OF SHIRLEY ELAINE RUDDERHAM a/k/a SHIRLEY ELLAINE RUDDERHAM
Deceased.

The administration of the estate of Shirley Elaine Rudderham, deceased, whose date of death was January 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.

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 11, 2025.

Personal Representative:

Richard Donald Rudderham
5960 Raven Place
West Vancouver, BC V7W 1X2
Attorney for Personal Representative:
Kent A. Skrivan
E-mail Addresses:
kent@sgnapleslaw.com,
heather@sgnapleslaw.com
Florida Bar No. 893552
Skrivan & Gibbs, PLLC
1110 Pine Ridge Road, STE 300
Naples, Florida 34108
Telephone: 239-597-4500
July 11, 18, 2025 25-02032H

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-CP-46898
SOUTH FORK III COMMUNITY ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
CORDEANIA EVONN KNOX,
SECRETARY OF VETERANS AFFAIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Court, will sell all the property situated in Hillsborough County, Florida described as:

Lot 91, SOUTH FORK TRACT Q PHASE 1, according to the Plat thereof as recorded in Plat Book 130, Pages 003-010, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11940 Sunburst Marble Road, 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 22, 2025.

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

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

Dated this 8th day of August, 2022.

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 11, 18, 2025 25-02012H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, PROBATE DIVISION
FILE NO.: 24-CP-002094
IN RE: MARY ANN MORDEN
Deceased.

The administration of the estate of MARY ANN MORDEN, deceased, whose date of death was May 16, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 24-CP-002094; the address of which is 800 E. Twiggs Street, Room 103, 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, including unmatred, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatred, contingent or unliquidated claims, 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 DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 11, 2025.

Petitioner

JULIA L. MARTIN
3300 West Villa Rosa Street
Tampa, FL 33611
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
July 11, 18, 2025 25-01996H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-003655
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2024, and entered in 24-CA-003655 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED; TUNDRA LAMAR; VERA T. SPENCER 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 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, IN BLOCK 16 OF MADISON PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1204 W BALL ST, PLANT CITY, FL 33563

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

Dated this 8 day of July, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
23-148284 - MiM
July 11, 18, 2025 25-02022H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002112
IN RE: ESTATE OF ERIC FRANCIS ULLERSBERGER, aka ERIC F. ULLERSBERGER
Deceased.

The administration of the estate of ERIC FRANCIS ULLERSBERGER, also known as ERIC F. ULLERSBERGER, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 11, 2025.

LYNN S. BERGER

Personal Representative
768 Koch Peak Avenue
Washington Township, NJ 07676
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
July 11, 18, 2025 25-01988H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 11-CA-015966
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1,
Plaintiff, v.
TARYA A. TRIBBLE, ET AL.,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 16, 2025 entered in Civil Case No. 11-CA-015966 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff and TARYA A. TRIBBLE; LAKE ST. CHARLES MASTER ASSOCIATION INC. are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on August 12, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 26, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 11-1 THROUGH 11-4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6940 Free-

port Road, Riverview, FL 33569
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: M140368
July 11, 18, 2025 25-02015H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-005385
FLAGSTAR BANK, N.A.,
Plaintiff, v.
DARRICK HARRIS A/K/A
DARRICK ANTHONY HARRIS,
et al.,
Defendants.

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 6, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 5, Block 29, Broadway Centre Townhomes, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 236 through 243, inclusive, of the Public Records of Hillsborough County, Florida.
Property Address: 2135 Lennox Dale Lane, Brandon, FL 33510

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

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

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

If you are a person with a disability who needs 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 assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 3rd day of July, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 11, 18, 2025 25-01983H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
N THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 01-CA-002544
WASHINGTON MUTUAL BANK, FA,
Plaintiff, vs.
BRIAN M. GRAFTON; SYLVIA GRAFTON; UNKNOWN PARTY IN POSSESSION OF THE SUBJECT PROPERTY LOCATED AT 5842 BENT GRASS DRIVE, VALRICO, FLORIDA 33594,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 1, 2025 and entered in Case No. 01-CA-002544, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WASHINGTON MUTUAL BANK, FA is Plaintiff and BRIAN M. GRAFTON; SYLVIA GRAFTON; UNKNOWN PARTY IN POSSESSION OF THE SUBJECT PROPERTY LOCATED AT 5842 BENT GRASS DRIVE, VALRICO, FLORIDA 33594; 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 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 30, RIVER

HILLS COUNTRY CLUB PARCEL 19, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, 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 3rd day of July, 2025.
/s/Eric Knopp, Esq.
Bar No.: 709921
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.: 10-22986 JPC
July 11, 18, 2025 25-01982H

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

123 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-004632
FIFTH THIRD BANK, N.A., Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE(S); UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GRADY WAYNE CAMPER; BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 N/K/A GARY CAMPER A/K/A GARY JAMES CAMPER; NICHOLAS CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER; RYAN CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER AND; 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, GRANTEE(S), 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 April 21, 2025 in Civil Case No. 22-CA-004632, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, FIFTH THIRD BANK, N.A is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEE(S); UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GRADY WAYNE CAMPER; BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 N/K/A GARY CAMPER A/K/A GARY JAMES CAMPER; NICHOLAS CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER; RYAN CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER AND; 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, GRANTEE(S), OR OTHER CLAIMANTS are Defendants.
 The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
 LOT 21, BLOCK 9, BAY PORT COLONY PHASE III UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 3rd day of July, 2025.
 ALDRIDGE PITE, LLP
 Attorney for Plaintiff
 401 W. Linton Blvd.
 Suite 202-B
 Delray Beach, FL 33444
 Telephone: 561-392-6391
 Facsimile: 561-392-6965
 By: Zachary Ullman
 Digitally signed by Zachary Ullman
 DN: CN=Zachary Ullman, E=zullman@aldridgepite.com
 Reason: I am the author of this document
 Location:
 Date: 2025.07.03 13:34:00-04'00'
 Foxit PDF Editor Version: 12.1.0
 FBN: 106751
 Primary E-Mail:
 ServiceMail@aldridgepite.com
 1599-422B
 July 11, 18, 2025 25-01995H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 29-2024-CA-007915
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES, Plaintiff, vs.
CATHERINE M. HARVEY A/K/A CATHARINE HARVEY A/K/A CATHARINE M. HARVEY AND LEE F. HARVEY, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2025, and entered in 29-2024-CA-007915 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 AEGIS ASSET BACKED SE-

CURITIES TRUST 2006-1, MORTGAGE BACKED NOTES is the Plaintiff and CATHERINE M. HARVEY A/K/A CATHARINE M. HARVEY A/K/A CATHARINE HARVEY; LEE F. HARVEY; UNKNOWN SPOUSE OF LEE F. HARVEY; DONNA LAMAR; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE 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 31, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT BEGINNING AT THE INTERSECTION OF THE EAST BANK OF CANAL AND THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 22 EAST, THENCE RUN WEST 135 FEET, SOUTH 330 FEET, EAST MORE OR LESS TO THE EAST BANK OF CANAL AND NORTHERLY ALONG CANAL TO THE BE-

GINNING, LESS ROAD RIGHT OF WAY; ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 809 E ALSO-BROOK ST, PLANT CITY, FL 33563
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL

33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 Dated this 7 day of July, 2025.
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 24-222792 - NaC
 July 11, 18, 2025 25-02020H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-002387
EF MORTGAGE LLC, Plaintiff, v.
MUSHTAQ AHMAD; UNKNOWN SPOUSE OF MUSHTAQ AHMAD; CITY OF TAMPA, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.
 NOTICE IS HEREBY GIVEN pursuant to an Order dated June 9, 2025 entered in Civil Case No. 24-CA-002387 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein EF MORTGAGE LLC, Plaintiff and MUSHTAQ AHMAD; UNKNOWN SPOUSE OF MUSHTAQ AHMAD; CITY OF TAMPA, FLORIDA are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on August 13, 2025 the following described property as set forth in said Final Judgment, to-wit:

Street, Tampa, FL 33604
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
 THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
 Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail: flrealprop@kelleykronenberg.com
 /s/ Jordan Shealy
 Jordan Shealy, Esq.
 FBN: 1039538
 File No: 02310892-JMV
 July 11, 18, 2025 25-02017H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 22-CA-010360
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1, Plaintiff, vs.
CYNTHIA CORNIEL AND MISAEL CORNIEL, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 05, 2023, and entered in 22-CA-010360 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1 is the Plaintiff and CYNTHIA CORNIEL; MISAEL CORNIEL; FIFTH THIRD BANK, NATIONAL ASSOCIATION A/K/A FIFTH THIRD BANK (TAMPA BAY) 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 29, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 54, BLOCK 1, NORTH LAKES, SECTION C, UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 2718 MID-TIMES DRIVE, TAMPA, FL

33618
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 Dated this 8 day of July, 2025.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 22-027333 - NaC
 July 11, 18, 2025 25-02021H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-010031
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2007-NC1, Plaintiff, vs.
FRANCENE LUCILLE GRIVNA A/K/A FRANCENE GRIVNA A/K/A FRANCENE GRIVNA A/K/A FRANCENE B. GRIVNA A/K/A FRANCENE L. GRIVNA; UNKNOWN SPOUSE OF FRANCENE LUCILLE GRIVNA A/K/A FRANCENE GRIVNA A/K/A FRANCENE B. GRIVNA A/K/A FRANCENE L. GRIVNA; FRANCENE GRIVNA, TRUSTEE OF THE FRANCENE GRIVNA LIVING TRUST DATED MARCH 2011; FRANCENE L. GRIVNA, TRUSTEE OF THE FRANCENE L. GRIVNA LIVING TRUST DATED SEPTEMBER 2017, Defendant(s).
 NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 30, 2025, and entered in Case No. 24-CA-010031 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1, is Plaintiff and Francene Lucille Grivna a/k/a Francene Grivna a/k/a Francine Grivna a/k/a Francene B. Grivna a/k/a Francene L. Grivna; Unknown Spouse of Francene Lucille Grivna a/k/a Francene Grivna a/k/a Francine Grivna a/k/a Francene B. Grivna a/k/a Francene L. Grivna; Francene Grivna, Trustee of the Francene Grivna Living Trust dated March 2011; Francene L. Grivna, Trustee of the Francene L. Grivna Living Trust dated September 2017, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 3rd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 9, BLOCK 7, OF WEST PARK ESTATES, UNIT #2, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 99, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 7, WEST PARK ESTATES UNIT NO. 2, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 99, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE NORTH 89 DEGREES 53 MINUTES 24 SECONDS WEST 33 FEET, THENCE NORTH 100 FEET THENCE SOUTH 89 DEGREES 53 MINUTES 25 SECONDS EAST 33 FEET, THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING.
 Property Address: 4518 W Idlewild Avenue, Tampa, Florida 33614
 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.
 Any person claiming an interest in the surplus funds 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 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: 7/3/2025
 McCabe, Weisberg & Conway, LLC
 By: Craig Stein
 Craig Stein, Esq.
 Fl Bar No. 0120464
 McCabe, Weisberg & Conway, LLC
 3222 Commerce Place, Suite A
 West Palm Beach, Florida, 33407
 Telephone: (561) 713-1400
 Email: FLpleadings@mwc-law.com
 File No: 22-400259
 July 11, 18, 2025 25-01987H

LOT 450 AND THE EAST 5 FEET OF LOT 451, NORTH PARK ANNEX, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 307 W Jean

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 24-CA-004327
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
MARY F. JACKSON; LATOYA DENISE FRANKLIN; RUDY FRANKLIN; CASSANDRA TASHUNDA FRANKLIN; UNKNOWN SPOUSE OF MARY F. JACKSON; UNKNOWN SPOUSE OF CASSANDRA TASHUNDA FRANKLIN; AQUA FINANCE INC.; SOUTHSORE BAY HOMEOWNERS ASSOCIATION, INC. A/K/A SOBELLA MASTER COMMUNITY ASSOCIATION, INC; SOUTHSORE BAY CLUB, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
 To the following Defendant(s):
 LATOYA DENISE FRANKLIN (LAST KNOWN ADDRESS) 17038 WAVE TRESSLE PLACE WIMAUMA, FLORIDA 33598
 RUDY FRANKLIN (LAST KNOWN ADDRESS) 17038 WAVE TRESSLE PLACE WIMAUMA, FLORIDA 33598
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 15, BLOCK 11, FOREST BROOKE PHASE 3C, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 9 THROUGH 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 a/k/a 17038 WAVE TRESSLE PLACE, WIMAUMA, FLORIDA 33598
 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before 8/4/2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.
 This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court this 27 day of June, 2025.
 VICTOR CRIST
 As Clerk of the Court
 (SEAL) By JENNIFER TAYLOR
 As Deputy Clerk
 Submitted by:
 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
 24-00590 NML
 July 11, 18, 2025 25-02005H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-008287
KIAVI FUNDING, INC., Plaintiff, v.
LIMANS 024 LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; PARALLAX BUILDING, INC.; ANTON CVENGROS; LIMITLESS DEAL FUNDING LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 20, 2025 entered in Civil Case No. 24-CA-008287 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and LIMANS 024 LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; PARALLAX BUILDING, INC.; ANTON CVENGROS; LIMITLESS DEAL FUNDING LLC are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on August 11, 2025 the following described property as set forth in said Final Judgment, to-wit:
 LOT 20, BLOCK 4, MARJORY B. HAMNER'S RENMAH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE(S) 118, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Property Address: 1740 West

Powhatan Ave, Tampa, FL 33603
 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 proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.
 Kelley Kronenberg
 10360 West State Road 84
 Fort Lauderdale, FL 33324
 Phone: (954) 370-9970
 Fax: (954) 252-4571
 Service E-mail: flrealprop@kelleykronenberg.com
 /s/ Jordan Wainstein
 Jordan Wainstein, Esq.
 FBN: 1039538
 File No: 3843.000080
 July 11, 18, 2025 25-02016H

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 25-CC-020955 CITRUS KNOLL TAMPA MHP LLC, Plaintiff, vs. TRACY LEE MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.

Tracy Lee Martinez 12907 Citrus Knoll Circle Lot No. 17 Thonotosassa, Florida 33592

YOU ARE NOTIFIED that a Declaratory Action as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

12907 Citrus Knoll Circle Lot No. 17 Thonotosassa, Florida 33592

and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE 7/28/2025 WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or

immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action. The Clerk of Court address is 800 E. Twigg St., Room 101, Tampa, FL 33602.

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

WITNESS Victor D. Crist, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida.

Dated: 6/20/2025 VICTOR D. CRIST Hillsborough County Clerk of Court (SEAL) By: JENNIFER TAYLOR Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 Jul. 11, 18, 25; Aug. 1, 2025 25-02010H

FIRST INSERTION

NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

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

FAMILY LAW DIVISION CASE NO.: 25-DR-003638 DIVISION: J

IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF:

A MINOR MALE CHILD. TO: Matthew Benjamin Fox or any known or unknown legal or biological father of the male child born on May 30, 2017, to Lisa Michelle Bergstrom, Current Residence Address: Unknown Last Known Residence Address: Unknown

YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Relative and Termination of Parental Rights has been filed by Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606, (813) 258-3355, regarding a minor male child born to Lisa Michelle Bergstrom on May 30, 2017, in St; Augustine, St. Johns County, Florida. The legal father, Matthew Benjamin Fox, is Caucasian, forty-three (43) years old, approximately 5'7" tall, weighs approximately 180 pounds, with buzzed-cut black hair and brown eyes, and tattoos on the face and arms. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition for Adoption of Relative and Termination of Parental Rights on September 2, 2025, at 1:30 pm eastern time, before Judge Robert Bauman at the George E. Edgecomb Courthouse, 800 East Twigg Street, Courtroom 403, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing, which will be held via Zoom at the following link: https://zoom.us/j/8207378005. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the

hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twigg Street, Tampa, Florida 33602, (813) 276-8100, on or before August 11, 2025, a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLA. STAT., FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg 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 at Tampa, Hillsborough County, Florida on July 9, 2025.

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

Petitioner's attorney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355 Jul. 11, 18, 25; Aug. 1, 2025

25-02031H

FIRST INSERTION

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

Case No. 25-CA-001782 Division C SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. KENNETH TASCHNER AKA KENNETH ALAN TASCHNER, SINEERAT TASCHNER, et al. Defendants.

TO: KENNETH TASCHNER AKA KENNETH ALAN TASCHNER LAST KNOWN ADDRESS 51 S 48TH ST MEZA, AZ 85206 920 PEREGRINE HILL PL. RUSKIN, FL 33570

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

LOT 63, HAWKS POINT PHASE S-2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 920 PEREGRINE HILL PL., RUSKIN, FL 33570 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 7/15/2025, (or 30 days from

the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; The Clerk of Court address is 800 E. Twigg St., Room 101, Tampa, FL 33602. otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated: June 9, 2025.

CLERK OF THE COURT Honorable Victor D. Crist 800 Twigg Street, Room 604 Tampa, Florida 33602 (SEAL) By: Jennifer Taylor Deputy Clerk

011150/2529178/and July 11, 18, 2025 25-01976H

FIRST INSERTION

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

CASE NO. 23-CA-017548 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. YOUSEF Y. YOUSEF A/K/A YOUSEF YOUSEF AND TAMAM YOUSEF, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 15, 2025, and entered in 23-CA-017548 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and YOUSEF Y. YOUSEF A/K/A YOUSEF YOUSEF; TAMAM YOUSEF; LAKE WOODBERRY HOMEOWNERS 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 30, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 4, WOODBERRY PARCEL B AND C PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 91, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 723 ERIK LAKE RD, BRANDON, FL 33510

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. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated this 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-147089 - NaC July 11, 18, 2025 25-02023H

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-006162 LOAN FUNDER LLC, SERIES 39628, Plaintiff, vs. BRIDGEPORT PROPERTIES LLC, a Florida Limited Liability Company; ANGEL SANTOS; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants.

TO: BRIDGEPORT PROPERTIES LLC, a Florida Limited Liability Company Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550 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:

LOT 15, BLOCK 2, SUN CITY CENTER UNIT 155 PHASE 1, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address is commonly known as: 1707 Tremont Court, Sun City Center, FL 33573

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 12574 Flagler Center Blvd., Suite 101, Jacksonville, FL 32258, on or before 6/3/2025, or within thirty

(30) days after the first date of publication in The Business Observer (which ever 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. Twigg 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. Twigg 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.fjud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fjud13.or

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

WITNESS my hand and the seal of this Court this 28 day of April 2025.

CLERK OF THE COURT VICTOR CRIST (SEAL) By: JENNIFER TAYLOR As Deputy Clerk

TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Tiffani N. Brown Law, PLLC 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258 Phone: (850) 312-1323 tbrown@tbnbrownlaw.com July 11, 18, 2025 25-02011H

FIRST INSERTION

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

CASE NO. 25-CA-000808 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. TRAVIS DEAN BUEHLER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2025, and entered in 25-CA-000808 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and TRAVIS DEAN BUEHLER; SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.; SUNNOVA TE MANAGEMENT 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 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 10, SOUTH POINTE, PHASE 3A THROUGH 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12603 MID-POINTE DR, RIVERVIEW, FL 33578

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

dance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated this 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-259882 - NaC July 11, 18, 2025 25-02024H

FIRST INSERTION

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

CASE NO. 22-CA-003575 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRETT L. CLEMONS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 02, 2025, and entered in 22-CA-003575 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and BRETT

LEE CLEMONS JR.; UNKNOWN SPOUSE OF BRETT LEE CLEMONS JR.; THE UNITED STATES OF AMERICA; LAMBERT LAW OFFICES, PL 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 August 01, 2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL 1 - FOLIO #093601-2100 BEGINNING AT THE NORTH-WEST CORNER OF THE NW 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN THENCE S 00 DEG 40'58" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, A DISTANCE OF 1,336.48 FEET TO A POINT OF BEGINNING, RUN THENCE N 89 DEG 16'37" E 553.48 FEET TO A POINT WHICH IS 25 FEET NORTH A SET CAPPED IRON ROD;

THENCE S 00 DEG 46'29" W 329.82 FEET; THENCE S 89 DEG 14'53" W 552.99 FEET TO THE WEST LINE OF THE NW 1/4 OF SAID SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN THENCE N 00 DEG 40'58" E ALONG SAID WEST LINE 330.09 FEET TO THE POINT OF BEGINNING; SUBJECT TO AND RESERVING UNTO THE GRANTORS A NON-EXCLUSIVE EASEMENT IN COMMON WITH THE GRANTORS; THEIR HEIRS AND ASSIGNS AND OTHERS, OVER AND ACROSS THE WEST 40 FEET THEREOF AND OVER AND ACROSS THE NORTH 25 FEET THEREOF, LESS THE WEST 25 FEET, HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A 1989 FLEETWOOD SUN POINT DOUBLEWIDE MOBILE HOME WITH VIN NUMBERS FLFLK32A11046ST AND FLFLK32B11046ST. PARCEL-2-

FOLIO# 093601-2000 TRACT BEGINNING SOUTH 00 DEG 40'58" WEST 1,336.73 FEET OF THE NORTHWEST COMER OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN NORTH 89 DEG 16'37" EAST 659.99 FEET; THENCE SOUTH 00 DEG 40'58" WEST 330.52 FEET; THENCE SOUTH 89 DEG 14'20" WEST 660 FEET, THENCE NORTH 00 DEG 40'58" EAST 330.95 FEET TO THE POINT OF BEGINNING LESS THAT TRACT DESCRIBED AS FOLLOWS COMMENCE AT THE NORTHWEST COMER OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN SOUTH 00 DEG 40'58" WEST 1,336.48 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING, THENCE RUN NORTH 89 DEG 16'37" EAST 553.48 FEET, THENCE SOUTH 00 DEG 46' WEST 329.82 FEET, THENCE SOUTH 89

DEG 14'53" WEST 552.99 FEET, THENCE NORTH 00 DEG 40'58" EAST 330.09 FEET TO THE POINT OF BEGINNING Property Address: 9808 BRANTLEY ROAD, LITHIA, FL 33547

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. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org.

Dated this 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-023634 - MaS July 11, 18, 2025 25-02025H

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO: 22-CA-008096 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3,

Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDOLPH KERNON A/K/A RANDOLPH L. KERNON A/K/A RANDOLPH L. KERNON II; KIMBERLY MARIE KERNON A/K/A KIMBERLEIGH KERNON JONES; RANDOLPH LEE KERNON III; FLOYD JOSEPH KERNON; BREA MAUREEN KERNON; BARRETT MICHAEL KERNON; RYAN AUSTIN KERNON, MINOR, BY THEIR NEXT FRIEND, JENNIFER KERNON, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the July 23, 2025 Foreclosure Sale Date entered in Civil Case No. 22-CA-008096 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3 is Plaintiff and ESTATE OF RANDOLPH KERNON, et al, are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County's On-Line Public Auction website: <https://hillsborough.realforeclose.com>, at 10:00 AM on

October 01, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

LOT 11 & 12, BLOCK B, ROBSON AND LOWMAN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 18 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. 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 an individual with a disability who needs an accommodation in order access court facilities or participate in a court 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 Street, 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.

Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
One East Broward Boulevard, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@fwlaw.com
04-095468-F00
July 11, 18, 2025 25-02026H

FIRST INSERTION

Notice of Foreclosure Sale

NOTICE IS GIVEN pursuant to the Final Judgment of Foreclosure entered on July 2, 2025, in Civil Action No. 2024-CA-003896, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which the Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-4, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation, will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclose.com> at 10:00 am on the 4th day of August, 2025 for the real property located at:

Lots 7 and 10, Block 5, BANZA BANZA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 68, Public Records of Hillsborough County, Florida.
Address: 2927 Banza Street, Tampa, Florida 33605-2769.
Parcel Id. No. A-07-29-19-4VJ-000005-000070
Folio: 187668-0000

Any person claiming an interest in the

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

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

Dated this 3rd day of July 2025.
PAUL A. GIORDANO
Florida Bar No. (194190)
pgiordano@ralaw.com
Roetzel & Andrus, Suite 1000
2320 First Street Suite 1000
Fort Myers, FL 33901-2904
Telephone: 239.337.3850
Attorneys for Plaintiff
July 11, 18, 2025 25-02006H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292020CA007449A001HC DIVISION: B RF -Section I

AMOS FINANCIAL LLC, Plaintiff, vs. HATEM G. EID; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 13, 2025, and entered in Case No. 292020CA007449A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein AMOS FINANCIAL LLC is Plaintiff and HATEM G. EID; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on August 4, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 60.40 FEET OF LOT 30 AND THE WEST 3.60 FEET OF LOT 31, BLOCK 7, GANDY GARDENS 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32,

PAGE 4, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.
DATED July 8, 2025.

By: /s/ Gregg R. Dreilinger
Gregg R. Dreilinger, Esq
Florida Bar No.: 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
3001-177546 / SM2
July 11, 18, 2025 25-02027H

FIRST INSERTION

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

CASE NO.: 25-DR-003693-DIV-C IN RE: THE MARRIAGE OF LOLITA BENITEZ, Petitioner/Wife, and IOSE BENITEZ, Respondent/Husband.

TO: JOSE BENITEZ
724 Parsons Pointe Street
Seffner, FL 33584

YOU ARE HEREBY NOTIFIED that an action for Dissolution of Marriage has been filed against you. You are required to serve written defenses to Wife's Petition for Dissolution of Marriage to Wife's counsel, K. DEAN KANTARAS, ESQUIRE, BCS, The Law Office of K. Dean Kantaras, P.A., 111 S. Albany Ave., #200, Tampa, FL 33606, attorneys @kantaraslaw.com, julie@kantaraslaw.com.

A copy of such written defenses must be served on the aforementioned counsel on or before 8/7/2025, and the original must be filed with the Hillsborough County Clerk of Court at the 800 East Twiggs Tampa, Florida 33602; or PO Box 3450, Tampa, Florida 33601, before service on Wife's counsel 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 Hillsborough County Clerk of Court's office. You may review these documents upon request. You must keep the Hillsborough County Clerk of Court notified of your current address. You may file a Notice of Current Ad-

dress, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mailed to the address on record at the Clerk's office. WARNING: Florida Family Law Rule of Procedure 12.285 requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within seven (7) working days of your receipt of this Notice of Action, please contact the Administrative Office of the Court, 800 E. Twiggs Street, Tampa, FL 33602, 813-272-7040 (phone), 800-955-8771 (hearing impaired), 800-955-8770 (voice impaired), ADA@fljud13.org. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated: 7/2/2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR
Deputy Clerk
K. DEAN KANTARAS, ESQUIRE, BCS,
The Law Office of K. Dean Kantaras, P.A.,
111 S. Albany Ave., #200,
Tampa, FL 33606,
attorneys@kantaraslaw.com,
julie@kantaraslaw.com.
Jul. 11, 18, 25; Aug. 1, 2025
25-02030H



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.

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

**VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com**

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



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SAVE TIME

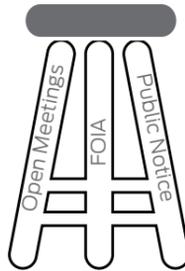
E-mail your Legal Notice
legal@businessobserverfl.com

W/B237_V71

W/B237_V71

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

 Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps **prevent government officials from hiding information** they would prefer the public not to see

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

-  **Accessibility**
-  **Independence**
-  **Verifiability**
-  **Archivability**

Publishing notices on the internet is neither cheap nor free 

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

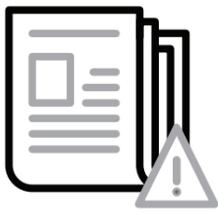
Stay Informed, It’s Your Right to Know.

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



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

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

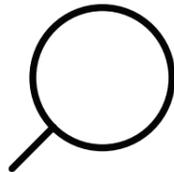


Citizens continue to learn about vital civic matters from newspaper notices.

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

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

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

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

Stay Informed, It's Your Right to Know.

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SUBSEQUENT INSERTIONS

--- SALES / PUBLIC SALES ---

SECOND 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 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

SECOND 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

--- ACTIONS / PUBLIC SALES ---

SECOND 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

SECOND INSERTION

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

The Board of Supervisors (the "Board") of the Lynwood Community Development District (the "District") will hold a public hearing and a meeting on August 8, 2025, at 11:00 a.m. at the Office of Rizzetta & Company Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.lynwoodcdd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at (813) 994-1001 Ext. 7858.

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

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

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

Sean Craft, District Manager 4901-6752-2095, v. 1 July 4, 11, 2025 25-01873H

THIRD 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, Plaintiff, vs. 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. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated on 6/17/2025.

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

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No.: #25 8650 Division: DIVISION I-P

Micaela Hull Connon, Petitioner and Jahvez Hamilton, Respondent. TO: Jahvez Hamilton Unknown

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

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 06/27/2025. CLERK OF THE CIRCUIT COURT (SEAL) By: Angel Waddell (Deputy Clerk)

July 4, 11, 18, 25, 2025 25-01905H

SECOND INSERTION

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

CASE NO: 24-CC-47011 SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. STEVEN GUTIERREZ, LINA M. GUTIERREZ and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, the Clerk of Court, will sell all the property situated in Hillsborough County, Florida described as:

Lot 36, Block S-2, SOUTH FORK TRACT S and TRACT T, according to the Plat thereof as recorded in Plat Book 134, Pages 32-40, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11865 Brighton Knoll Loop, Riverview, FL 33579.

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 27th day of June, 2025.

VICTOR CRIST CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 July 4, 11, 2025 25-01920H

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

CHECK OUT YOUR LEGAL NOTICES



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

THIRD 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

SECOND 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. 732.221.

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

THIRD 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.: 1804600000
File No.: 2025-532
Certificate No.: 2022 / 14341
Year of Issuance: 2022
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
Name(s) in which assessed:
3217 PINE ST 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
25-01811H

SECOND 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. 732.221.

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.

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

SECOND 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 lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with disability who needs accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days.

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

Amended solely to correct the name of the Clerk of Court, Hillsborough County to Victor Crist
July 4, 11, 2025 25-01927H

SECOND 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 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

SECOND INSERTION

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

CASE NO: 24-CC-46778
SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MEIYI LI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, the Clerk of Court, Victor Crist, will sell all the property situated in Hillsborough County, Florida described as:

Lot 174, SOUTH FORK TRACT V PHASE 2, according to the Plat thereof as recorded in Plat Book 137, Page 104, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 13352 Willow Bluestar Loop, Riverview, FL 33579.

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such 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

SECOND INSERTION

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

CASE NO. 25-CA-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 original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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 accommodation, please contact Court Administration at least 7 days before your

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 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@rasg.com
25-273097
July 4, 11, 2025 25-01902H

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
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 BBPLCI, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, 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, DEVISEES, 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-

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

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

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before July 29, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed 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 accommodation, please contact Court Administration at least 7 days before your

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

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

VICTOR D. CRIST
HILLSBOROUGH CLERK OF COURT
HILLSBOROUGH COUNTY CLERK OF COURT
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk
The Clerk of Court address is
800 E. Twiggs St., Room 101
Tampa, FL 33602
HARRIS S. HOWARD, ESQ.,
HOWARD LAW,
Plaintiff's attorney,
4755 Technology Way, Suite 104
Boca Raton, FL 33431
July 4, 11, 2025 25-01933H

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

or email legal@businessobserverfl.com

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com

Business Observer



--- ACTIONS/ ESTATE/ TAX DEEDS/ PUBLIC SALES ---

SECOND 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

SECOND 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.storage-treasures.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

SECOND INSERTION

NOTICE TO CREDITORS

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

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

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

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

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

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

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

Personal Representative:

**Christopher Hauser
a/k/a Chris Hauser,**

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

THIRD INSERTION

**AMENDED NOTICE OF ACTION;
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA**

**CASE NO.: 251-CA-1011
DIVISION: O**

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

TO: JOHNNY L. ADKINS, JR.

611-613 Calhoun Avenue
Seffner, Florida 33584

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

against you for the relief demanded in the complaint or petition. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602..

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

DATED on 6/18/2025

Victor D. Crist
Clerk of the Court
(SEAL) By: Jennifer Taylor
Deputy Clerk

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

25-01822H

SECOND 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

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

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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1160430056
File No.: 2025-514
Certificate No.: 2022 / 10646
Year of Issuance: 2022

Description of Property:

KINGSTON COURT VILLAS
UNIT 212 AND AN UNDIV INT
IN COMMON ELEMENTS
PLAT BK / PG : 20 / 80
SEC - TWP - RGE : 21 - 29 - 18

Name(s) in which assessed:
CHARLES W CALLHAN
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the 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

25-01809H

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-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

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 s. 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 July 4, 2025.

Personal Representative:

Janet Lea Van Buren
13660 Artesa Bell Drive
Riverview, FL 33579

Attorney for Personal Representative:
Lama Alqasemi
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:
mflah@brdwlaw.com
July 4, 11, 2025 25-01940H

SECOND 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

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION

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

FAMILY LAW DIVISION

Case No.: 25-DR-003385

Division: R

IN RE: THE MATTER OF

PAULINA DANIEL,
Petitioner/Mother, and

IVAN ORDONEZ AGUILAR,
Respondent/Father.

TO: IVAN ORDONEZ AGUILAR

YOU ARE HEREBY NOTIFIED that a Petition to Establish Parenting Plan by Publication/Posting and for Related Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 7/17/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. Clerk of Court Address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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

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

WITNESS my hand and the seal of said court in Hillsborough County, Florida on this 11 day of June, 2025.

Clerk Name: VICTOR D. CRIST

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

Attorney for Petitioner:

Pablo Morla, Esq.
Morla Law Group, P.A.
3621 W. Kennedy Blvd.
Tampa, Florida 33609
Jun. 20, 27; Jul. 4, 11, 2025
25-01783H

THIRD 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.: 0850850000
File No.: 2025-510
Certificate No.: 2022 / 8611
Year of Issuance: 2022

Description of Property:

N 100.07 FT OF S 200.14 FT OF
NE 1/4 OF SW 1/4 OF SE 1/4
LESS R/W
SEC - TWP - RGE : 11 - 29 - 21

Name(s) in which assessed:

MANUEL REYNOSO

GRASIELA FRANCO

REYNOSO

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

Unless such certificate shall be re-

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

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

Dated 6/20/2025

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

25-01808H

SIXTH 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@bcaw.com
Secondary: dcamacho@bcaw.com
V. Stephen Cohen / FNB: 0948756
Primary: scohen@bcaw.com
Secondary: lheckman@bcaw.com
Joshua S. Foutz / FBN: 1049775
Primary: jfouz@bcaw.com
Secondary: dcamacho@bcaw.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

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EARL MOORE, DECEASED (Last Known Address)

1114 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, DECEASED (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)

1114 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

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

--- ACTIONS / SALES / ESTATE / TAX DEEDS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-006618
TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
Plaintiff, vs.
ESTATE OF TAMISHA CELESTE WORLDS, DECEASED;
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED;
DERRIOUS OLIVER, JR.; DE'ONI WORLDS, A MINOR; DEVONI WORLDS, A MINOR;
HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER

UNKNOWN PARTIES, et al., Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (In Rem) dated June 25, 2025, entered in Civil Case No.: 24-CA-006618 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, and ESTATE OF TAMISHA CELESTE WORLDS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED; DERRIOUS OLIVER, JR.; DE'ONI WORLDS, A MINOR; DEVONI WORLDS, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JULIA CHEATHAM; 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, are Defendants.
 VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.com, at 10:00 AM, on the 27th day of August, 2025, the following described real property as set forth in said Judgment, to wit:
 LOT 17, IN BLOCK 1, GRANT PARK SUBDIVISION, ACCORDING TO AS MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF 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. Twigg 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.
 Dated: June 27, 2025
 /s/ Brian L. Rosaler
 By: Brian L. Rosaler
 Florida Bar No.: 0174882.
 Attorney for Plaintiff:
 Brian L. Rosaler, Esquire
 Popkin & Rosaler, P.A.
 1701 West Hillsboro Boulevard
 Suite 400
 Deerfield Beach, FL 33442
 Telephone: (954) 360-9030
 Facsimile: (954) 420-5187
 24-51170
 July 4, 11, 2025 25-01904H

THIRD 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
CASE NO. 25-CP-0001952
IN RE: THE ESTATE OF RICHARD CROWLEY
A/K/A RICHARD D. CROWLEY, Deceased.

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 unmaturred, 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 unmaturred, 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 Trysail Circle
 Tampa, FL 33607
 Attorney for Personal Representative
 Frank J. Tylman, Esq.
 Attorney for Personal Representative
 Florida Bar Number: 99665
 The Baby Boomers' Barrister
 360 Central Avenue, Suite 800
 St. Petersburg, FL 33701
 Telephone: (727) 565-4250
 Email:
 skip@babyboomersbarrister.com
 July 4, 11, 2025 25-01913H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-002054
In Re: The Estate of PAMELA JEAN GARRETT, Deceased.
 The administration of the estate of PAMELA JEAN GARRETT, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is July 4, 2025.
Personal Representative:
Dane Garrett
 16358 Compton Palms Drive
 Tampa, FL 33647
 Attorney for Personal Representative:
 Michael L. Severe, Esq.
 Tampa Law Group, P.A.
 Florida Bar Number: 102833
 15310 Amberly Dr.
 Tampa, Florida 33647
 Telephone: (813) 384-3387
 E-mail:
 michael@mytampalawgroup.com
 July 4, 11, 2025 25-01888H

THIRD 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 OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 22-CA-000328
REVERSE MORTGAGE FUNDING LLC,
Plaintiff, vs.
MARY F. WATTS AKA MARY F. ROBINSON, et. al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 6th day of August, 2025, the following described property:
 LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.
IMPORTANT
 If you are a person with a disability who

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. Twigg 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
 DATED this 27th day of June, 2025.
GREENSPOON MARDER LLP
 TRADE CENTRE SOUTH, SUITE 700
 100 WEST CYPRESS CREEK ROAD
 FORT LAUDERDALE, FL 33309
 Telephone: (954) 343 6273
 Hearing Line: (888) 491-1120
 Facsimile: (954) 343 6982
 Email 1:
 Karissa.Chin-Duncan@gmlaw.com
 Email 2: gmforeclosure@gmlaw.com
 By: Karissa Chin-Duncan, Esq.
 Florida Bar No. 98472
 58341.0809 / JSchwartz
 July 4, 11, 2025 25-01903H

SECOND 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 Twigg 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. 732.2211, 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:
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
 serverobert@sharbaughlaw.com
 July 4, 11, 2025 25-01929H

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2187
Division A
IN RE: ESTATE OF MICHAEL ARTHUR MADDOX A/K/A MICHAEL A. MADDOX Deceased.
 The administration of the estate of Michael Arthur Maddox a/k/a Michael A. Maddox, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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:
Madison Maddox
 5605 Oak Avenue
 Lakeland, Florida 33810
 Attorney for Personal Representative:
 /s/ Benjamin C. Sperry
 Benjamin C. Sperry, Attorney
 Florida Bar Number: 84710
SPERRY LAW FIRM
 1607 S. Alexander Street, Suite 101
 Plant City, Florida 33563-8421
 Telephone: (813) 754-3030
 Fax: (813) 754-3928
 E-Mail: bcsperry@sperrylaw-pc.com
 Secondary E-Mail:
 pleadings@sperrylaw-pc.com
 July 4, 11, 2025 25-01908H

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002088
Division B
IN RE: ESTATE OF MARY GERTRUDE MCDONNELL a/k/a MARY G. MCDONNELL, Deceased.
 The administration of the estate of MARY GERTRUDE MCDONNELL a/k/a MARY G. MCDONNELL, deceased, whose date of death was August 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. BOX 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the 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 July 4, 2025
MICHAEL G. MCDONNELL
Personal Representative
 9845 S. 23rd St.
 Kent, WA 98031
JAMES P. HINES, JR.
 Attorney for Personal Representative
 Florida Bar No. 061492
 Hines Norman Hines, P.L.
 315 S. Hyde Park Ave.
 Tampa, FL 33606
 Telephone: 813-251-8659
 Email: jhinesjr@hnh-law.com
 Secondary Email:
 mgreco@hnh-law.com
 July 4, 11, 2025 25-01893H

--- SALES / ESTATE ---

SECOND 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. 732.2211, 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: 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

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-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. 732.2211, 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 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

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-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. 732.2211.

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 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: lalq@brdwlaw.com
Secondary Email:
bandr@brdwlaw.com
July 4, 11, 2025 25-01911H

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-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. 732.2211, 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 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

SECOND 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 732.2211.

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

CRAIG ALEXANDER BRANDT
Personal Representative
1307 Canterbury Street
Austin, TX 78702
LORI VELLA, ESQ.
Attorney for Personal Representative
Florida Bar Number: 3564440
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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-002109
Division: B
IN RE: ESTATE OF
LISA LYDIA CUARTERO,
Deceased.

The administration of the estate of Lisa Lydia Cuartero, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 811 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's 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.

Ileana Cuartero
Personal Representative
1409 May Street
Lutz, Florida 33548
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway,
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
July 4, 11, 2025 25-01909H

SECOND 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 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 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

SECOND 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 RVL 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

SECOND 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 rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at <http://www.hillsborough.realforeclose.com> beginning at 10:00 a.m. on August 11, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 111 OF LAKESIDE TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 93, PAGE 24, OF THE PUBLIC 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 FC01 CGG
July 4, 11, 2025 25-01898H



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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
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--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-014684
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE HOLDERS OF THE RAAC SERIES 2007-SP3 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SP3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DECEASED, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 01, 2025, and entered in 23-CA-014684 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK 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, GRANTEEES, 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

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.
 Property Address: 3915 W ARCH ST, TAMPA, FL 33607
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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
 Dated this 27 day of June, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: 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

SECOND INSERTION

SUMMONS (CITACION JUDICIAL)
 The name and address of the court is: (El nombre y direccion de la corte es):
 West Justice Center
 8141 13th Street
 Westminster, CA 92683
CASE NUMBER:
(Numero del Caso):
30-2025-01451454-CU-BC-WJC
Assigned for all purposes:
Judge Richard Lee
NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
MARCUS EUGENE ALTON CLARK AKA MARCUS EUGENE CLARK; PATRICIA CLARK AKA PATRICIA JOHNSON CLARK; and DOES 1-20 YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE):
DIVERSITAS HOLDINGS LLC
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
 You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
 There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
iAVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte pu-

de decidir en su contra sin escuchar su version. Lea la informacion a continuacion.
 Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.
 Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, www.lawhelpcalifornia.org, en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a 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 desecher el caso.
 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es):
 Anish King (SBN 355771),
 Wright Law Group, PLLC,
 1110 N Virgil Ave., Suite 90003
 Los Angeles, CA 90029,
 310-341-4552
 DATE (Fecha): 01/03/2025
DAVID H. YAMASAKI,
 Clerk of the Court
 Clerk (Secretario), by M. Diaz,
 Deputy (Adjunto)
 July 4, 11, 18, 25, 2025 25-01912H

SECOND INSERTION

AMENDED NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
Case No.: 24-CA-010318
Division: O
GLH ENTERPRISES, LLLP, a Florida limited partnership, Plaintiff, v. JAMES CROWELL, JR., Defendant.
 Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered June 26, 2025, in the above entitled cause in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of the Circuit Court will sell the property located in Hillsborough County, Florida described as:
 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 SOUTH-EAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 15; RUN THENCE SOUTH 89 DEGREES 19' 00" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 25.00 FEET; THENCE SOUTH, 23.90 FEET; THENCE SOUTH 16 DEGREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 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.
 Property Address: 4609 John Moore Road, Brandon, Florida 33511
 at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, beginning at 10:00 a.m. on July 28, 2025.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 801 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: June 27, 2025.
 For the Court:
 /s/ Patrick M. Mosley
 Patrick M. Mosley, Esq.
 Florida Bar No. 0033735
 Sarah E. Gunn, Esq.
 Florida Bar No. 1050375
 Hill Ward Henderson
 101 East Kennedy Blvd., Suite 3700
 Tampa, Florida 33602
 Telephone: (813) 221-3900
 Facsimile: (813) 221-2900
 Email: patrick.mosley@hwlaw.com
 Email: sarah.gunn@hwlaw.com
 Email: tricia.elam@hwlaw.com
 Counsel for Plaintiff
 1 This notice is being amended to correct the name of the clerk of the circuit court.
 21119677v1
 July 4, 11, 2025 25-01919H

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.
 Property Address: 4609 John Moore Road, Brandon, Florida 33511
 at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, beginning at 10:00 a.m. on July 28, 2025.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 801 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated: June 27, 2025.
 For the Court:
 /s/ Patrick M. Mosley
 Patrick M. Mosley, Esq.
 Florida Bar No. 0033735
 Sarah E. Gunn, Esq.
 Florida Bar No. 1050375
 Hill Ward Henderson
 101 East Kennedy Blvd., Suite 3700
 Tampa, Florida 33602
 Telephone: (813) 221-3900
 Facsimile: (813) 221-2900
 Email: patrick.mosley@hwlaw.com
 Email: sarah.gunn@hwlaw.com
 Email: tricia.elam@hwlaw.com
 Counsel for Plaintiff
 1 This notice is being amended to correct the name of the clerk of the circuit court.
 21119677v1
 July 4, 11, 2025 25-01919H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-013118
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GLORIA ZUNIGA, et al. Defendant(s).
 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, GRANTEEES, 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.
 TOGETHER WITH A MOBILE HOME, YEAR: 2002, MAKE: JACO, MODEL NAME OR MODEL NO: 7561-675, SERIAL NUMBER: JACFL23079A, JAC-FL23079B & JACFL23079C, WHICH IS PERMANENTLY

AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREIN ABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 06/09/2020, IN INSTRUMENT 2020231412.
 Property Address: 8512 FANTASIA PARK WAY, RIVERVIEW, FL 33578
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 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
 Dated this 27 day of June, 2025.
 By: (S)Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 23-113341 - NaC
 July 4, 11, 2025 25-01914H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 25-CA-002372
SECTION # RF
BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. FRESH START DEVELOPMENT, INC.; KATINA MCCLINGTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 04 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 26, BLOCK 12, HILLSIDE UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 PROPERTY ADDRESS: 606 FOREST HILLS DR, BRANDON, FL 33510
 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

FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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
 Dated this 25 day of June 2025.
 By: /s/ Lindsay Maisonet
 Lindsay Maisonet, Esq.
 Bar Number: 93156
 Submitted by:
 De Cubas & Lewis, P.A.
 PO Box 5026
 Fort Lauderdale, FL 33310
 Telephone: (954) 453-0365
 Facsimile: (954) 771-6052
 Toll Free: 1-800-441-2438
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
 eservice@decubaslewis.com
 24-03386
 July 4, 11, 2025 25-01917H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 07-CA-007053
SAXON MORTGAGE SERVICES, INC., Plaintiff, vs. ANDRE MONTINA JR AND HEIDY L. RIVERA, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2008, and entered in 07-CA-007053 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein 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.
 Property Address: 6216 EAGLEBROOK AVE, TAMPA, FL 33625
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 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
 Dated this 27 day of June, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 By: (S)Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 23-02286 - NaC
 July 4, 11, 2025 25-01915H



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.

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

THIRD 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

THIRD 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

THIRD 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.: 1519310000
File No.: 2025-531
Certificate No.: 2021 / 12012
Year of Issuance: 2021

Description of Property:

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

Name(s) in which assessed:
KATHLEEN G SMITH

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

25-01810H

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

CASE NO.: 24-CA-007430
DIV B

LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
THOMAS E. MCQUAIG, et al.,
Defendants.

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

Lot 17, Block 7, FOREST BROOKE PHASE 2A, according to the plat as recorded in Plat

Book 130, Pages 35 through 42, of the Public Records of Hillsborough County, Florida.
Property Address: 5126 Jackel Chase Dr, Wimauma, FL 33598
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

THIRD 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 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

THIRD 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

YALAHA HOLDINGS

34639 LLC

Ballard Green Trust 33511

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

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

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

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

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. 732.221, 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:
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

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-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. 732.221.

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

SECOND 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 dece-

SECOND 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-

SECOND 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. 732.221, 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 4th, 2025.

Personal Representative
Kendra Vanessa Gresheth
4618 Wishart Blvd.
Tampa, FL 33603
Attorney for Personal Representative
Quikeef Simmons, CPA, Esq.
E-Mail Addresses:
qsimmons@sblgp.com/
admin@sblgp.com
Florida Bar No.1022482
Simmons Business Law Group, PLLC
401 E. Jackson Street Suite 3300
Tampa, FL 33602
Telephone: (813) 701-2625/
Fax (813) 756-2587
July 4, 11, 2025 25-01950H

dent'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.

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. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayshore Drive,
18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
July 4, 11, 2025 25-01942H

ER 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.

Personal Representative:
Barbara Jean Dixon
632 Frank Griffin Avenue
Plant City, Florida 33565
Attorney for Personal Representative:
THEODORE N. TAYLOR, ESQUIRE
ATTORNEY AT LAW
10404 Tara Drive
Riverview, FL 33578
(813) 752-5633
Email: ttaylor@tntpalaw.com
Fla. Bar No.: 261319
July 4, 11, 2025 25-01944H