

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		

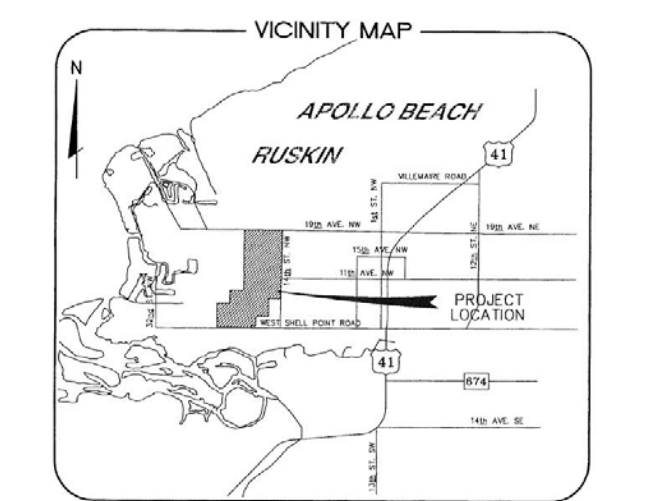
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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, 18, 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, 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://sherwoodmanorcdd.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, 18, 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](mailto: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, 202525-01959H

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](mailto: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, 202525-01958H

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](mailto: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	% In-crease	Annual \$ In-crease	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

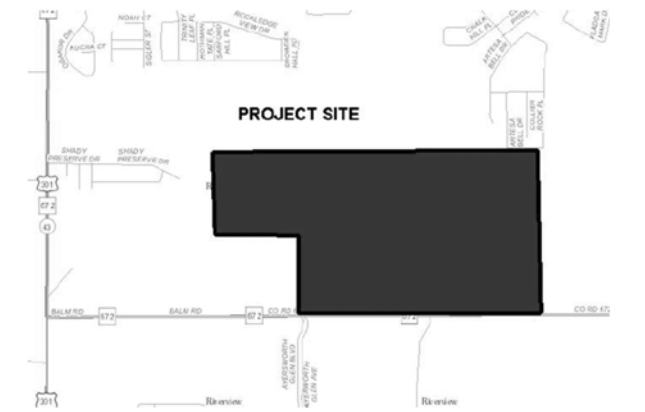
accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at 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, 202525-01956H

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](http://www.creekpreservecdd.com) or may be obtained by contacting the District Manager's office via email at [rmcgrath@gms-tampa.com](mailto: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, 202525-01962H

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](mailto: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, 202525-01960H

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, 202525-01964H

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](http://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, 202525-01966H

PUBLISH YOUR  
LEGAL NOTICE

Email  
legal@businessobserverfl.com

Business  
Observer

1/20/2025 4:17



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PUBLIC SALES---

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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](http://www.forestbrookecdd.org), or may be obtained by contacting the District Manager's office via email at [jgreenwood@gms-tampa.com](mailto:jgreenwood@gms-tampa.com) or via phone at (813) 344-4844.

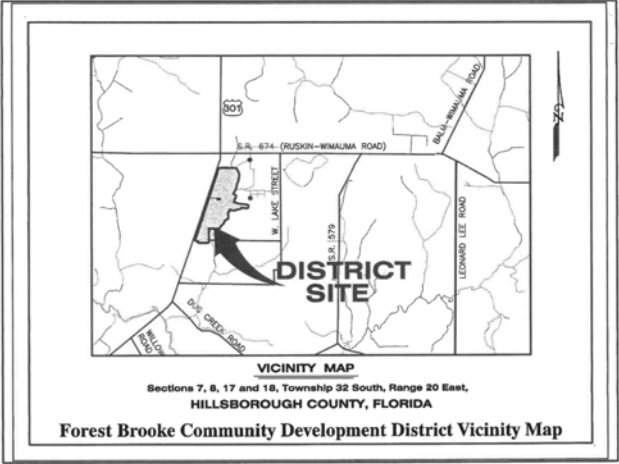
The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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.

Jason Greenwood  
District Manager



A vicinity map of the Forest Brooke Community Development District. The map shows a rectangular area with several roads. A large black arrow points to a specific location within the district, labeled 'DISTRICT SITE'. The map includes labels for 'U.S. 574 (RUSKIN-WIMAUMA ROAD)', 'U.S. 579', 'W. LAKE STREET', 'LEONARD LEE ROAD', 'DIX CREEK ROAD', and 'BAYVIEW ROAD'. Below the map, it says 'Sections 7, 8, 17 and 18, Township 32 South, Range 20 East, HILLSBOROUGH COUNTY, FLORIDA' and 'Forest Brooke Community Development District Vicinity Map'.

July 11, 202525-01963H

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](http://www.panthertracecdd2.net), or may be obtained by contacting the District Manager's office via email at [hbeckett@vestapropertieservices.com](mailto:hbeckett@vestapropertieservices.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, 202525-01970H

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](http://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](mailto: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, 202525-01969H

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 Noisey 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.

Kercher Aviation LLC

July 11, 202525-01998H

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 Noisey 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.

Noisey Creative Studio LLC

July 11, 202525-02003H

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, 202525-01999H

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, 202525-02034H

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 Noisey 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.

Kercher Aviation LLC

July 11, 202525-01998H

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 Noisey 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.

Noisey Creative Studio LLC

July 11, 202525-02003H

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 Noisey 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.

Kercher Aviation LLC

July 11, 202525-01998H

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 Noisey 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.

Noisey Creative Studio LLC

July 11, 202525-02003H

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](mailto: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, 202525-01967H

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.kbarranchcdd.com](http://www.kbarranchcdd.com) or may be obtained by contacting the District Manager's office via email at [heather@hikai.com](mailto:heather@hikai.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, 202525-01968H

FIRST INSERTION

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. Falkenburg 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, 202525-02033H

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 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](mailto: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/9244rHd1Xhif0lkuPGpgeISz8mIEk/ics>. The purpose of the public workshop is to provide training for the Districts' 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](http://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, 18, 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

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](mailto: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)
		<b>Net Assessment</b>		<b>\$1,173,977.20</b>

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 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.

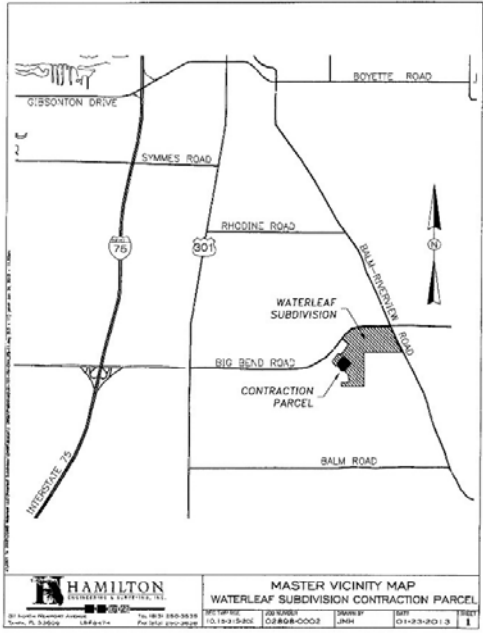
Additional Provisions

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

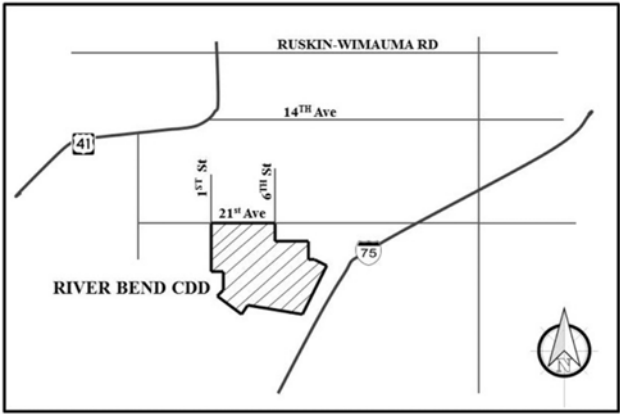
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. **Failure to pay the District's assessments will cause a tax certificate to be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

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[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)  
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FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

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ESTATE

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<div>FIRST INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE THIRTEENTH JUDICAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 25-CP-002100</b> <b>Division A</b> <b>IN RE: ESTATE OF</b> <b>EDWARD MICHAEL BRAULT</b> <b>Deceased.</b></div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is July 11, 2025.</p><div><b>Personal Representative:</b> <b>/s/ Spiro J. Verras</b> <b>Spiro J. Verras</b> 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Attorney for Personal Representative: <b>/s/ Spiro J. Verras</b> 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, 202525-01989H</div></div>	<div>FIRST INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-002255</b> <b>Division A</b> <b>IN RE: ESTATE OF</b> <b>BETH A. NICHOLAS,</b> <b>Deceased.</b></div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is July 11, 2025.</p><div><b>Personal Representative:</b> <b>/s/Laura Taylor</b> <b>Laura Taylor</b> 6107 Galleon Way Tampa, FL 33615 Attorney for Personal Representative: <b>/s/ Kit Van Pelt</b> Kit Van Pelt, Attorney Florida Bar Number: 106754 Older, Lundy, Koch &amp; Martino 200 N. Garden Avenue Clearwater, FL 33755 Tele: (813) 254-8998 Primary E-Mail Address: kvanpelt@olderlundylaw.com Secondary E-Mail Addresses: camatucci@olderlundylaw.com July 11, 18, 202525-02001H</div></div>	<div>FIRST INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR Hillsborough COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-002181</b> <b>Division A</b> <b>IN RE: ESTATE OF</b> <b>Virginia Lue Johnsen</b> <b>Deceased.</b></div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is July 11th, 2025</p><div><b>Personal Representative:</b> <b>Julie M. Goddard</b> 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, 202525-02018H</div></div>	<div>FIRST INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001961</b> <b>IN RE: ESTATE OF</b> <b>BRENDA JOYCE JOHNSON,</b> <b>Deceased.</b></div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is July 11, 2025.</p><div><b>REBECCA BROWN,</b> <b>Personal Representative</b> Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com July 11, 18, 202525-02000H</div></div>	<div>FIRST INSERTION</div> <div><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 25-CA-001727</b> <b>Freedom Mortgage Corporation,</b> <b>Plaintiff, vs.</b> <b>Robert L. Simmons a/k/a Robert</b> <b>Simmons, et al.,</b> <b>Defendants.</b></div> <div><p>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.realforeclose.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:</p><p>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.</p></div>
				<div>FIRST INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA PROBATE DIVISION <b>File Number 25-CP-002252</b> <b>Division A</b> <b>IN RE: ESTATE OF</b> <b>JAKOB M. STARNES</b> <b>Deceased.</b></div> <div><p>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:</p><p>Clerk of the Circuit Court Probate Division Post Office Box 1110 Tampa, Florida 33601</p><p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the</p></div>
				<div>FIRST INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001881</b> <b>Division B</b> <b>IN RE: ESTATE OF</b> <b>JOSEPH M. DEBOIS SOUSA</b> <b>Deceased.</b></div> <div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the</p></div>

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.

Q&A

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FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 22-CA-004632</b></p> <p><b>FIFTH THIRD BANK, N.A., Plaintiff, vs.</b></p> <p><b>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; 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, GRANTEES, OR OTHER CLAIMANTS</b></p> <p><b>Defendant(s).</b></p> <p>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, GRANTEES,; 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</p>
FIRST INSERTION
<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 24-CA-010031</b></p> <p><b>WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2007-NC1, Plaintiff, vs.</b></p> <p><b>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, Defendant(s).</b></p> <p>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 <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> 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:</p> <p>LOT 9, BLOCK 7, OF WEST PARK ESTATES, UNIT #2, AC-</p>

<p>DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> on September 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 3rd day of July, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@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</p>	<p>25-01995H</p>
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FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>GENERAL JURISDICTION DIVISION</b></p> <p><b>CASE NO. 29-2024-CA-007915</b></p> <p><b>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES, Plaintiff, vs.</b></p> <p><b>CATHERINE M. HARVEY A/K/A CATHARINE HARVEY A/K/A CATHARINE M. HARVEY AND LEE F. HARVEY, et al. Defendant(s).</b></p> <p>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-</p>
FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 24-CA-002387</b></p> <p><b>EF MORTGAGE LLC, Plaintiff, v.</b></p> <p><b>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.</b></p> <p>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 <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> beginning at 10:00 AM on August 13, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>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.</p> <p>Property Address: 307 W Jean</p>
FIRST INSERTION
<p><b>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>CIVIL DIVISION</b></p> <p><b>CASE NO. 24-CA-004327</b></p> <p><b>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</b></p> <p><b>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)</b></p> <p>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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>a/k/a 17038 WAVE TRESSLE PLACE, WIMAUMA, FLORIDA 33598</p> <p>has been filed against you and you are</p>

<p>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).</p> <p>Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, at 10:00 AM, on July 31, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>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-</p>	<p>Street, Tampa, FL 33604</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: <a href="mailto:flrealprop@kelleykronenberg.com">flrealprop@kelleykronenberg.com</a> /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02310892-JMV July 11, 18, 2025</p>
	<p>25-02017H</p>

FIRST INSERTION	
<p>GINNING, LESS ROAD RIGHT OF WAY; ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 809 E ALSO-BROOK ST, PLANT CITY, FL 33563</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>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</p>	<p>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: <a href="mailto:ADA@fjud13.org">ADA@fjud13.org</a></p> <p>Dated this 7 day of July, 2025.</p> <p>By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> 24-222792 - NaC July 11, 18, 2025</p> <p>25-02020H</p>
FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>GENERAL JURISDICTION DIVISION</b></p> <p><b>CASE NO. 22-CA-010360</b></p> <p><b>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.</b></p> <p><b>CYNTHIA CORNIEL AND MISAEAL CORNIEL, et al. Defendant(s).</b></p> <p>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; MISAEAL 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 <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, at 10:00 AM, on July 29, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>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.</p> <p>Property Address: 2718 MID-TIMES DRIVE, TAMPA, FL</p>	<p>33618</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>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: <a href="mailto:ADA@fjud13.org">ADA@fjud13.org</a></p> <p>Dated this 8 day of July, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:flmail@raslg.com">flmail@raslg.com</a> By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 22-027333 - NaC July 11, 18, 2025</p> <p>25-02021H</p>
FIRST INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 24-CA-008287</b></p> <p><b>KIAVI FUNDING, INC., Plaintiff, v.</b></p> <p><b>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.</b></p> <p>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 <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> beginning at 10:00 AM on August 11, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>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.</p> <p>Property Address: 1740 West</p>	<p>Powhatan Ave, Tampa, FL 33603</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: <a href="mailto:flrealprop@kelleykronenberg.com">flrealprop@kelleykronenberg.com</a> /s/ Jordan Weinstein Jordan Weinstein, Esq. FBN: 1039538 File No: 3843.000080 July 11, 18, 2025</p> <p>25-02016H</p>



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ACTIONS / SALES

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FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 25-CC-020955</b> <b>CITRUS KNOLL TAMPA MHP LLC, Plaintiff, vs. TRACY LEE MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.</b> 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</p>
<p>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. Twiggs 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. 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 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</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION <b>CASE NO.: 25-DR-003638</b> <b>DIVISION: J</b> <b>IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR MALE CHILD.</b> 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 Twiggs 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: <a href="https://zoom.us/j/8207378005">https://zoom.us/j/8207378005</a>. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089. You may object by appearing at the</p>
<p>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 Twiggs 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. 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 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</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION <b>Case No. 25-CA-001782</b> <b>Division C</b> <b>SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. KENNETH TASCHNER AKA KENNETH ALAN TASCHNER, SINEERAT TASCHNER, et al. Defendants.</b> 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</p>
<p>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. Twiggs 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. 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: June 9, 2025. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 5302 Tampa, Florida 33602 (SEAL) By: Jennifer Taylor Deputy Clerk 011150/2529178/and July 11, 18, 2025 25-01976H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 23-CA-017548</b> <b>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).</b> 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</p>
<p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. 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 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; 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</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 24-CA-006162</b> <b>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.</b> 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</p>
<p>(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. Twiggs St., Tampa, FL 33602. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. <a href="https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx">https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx</a> Phone: (813) 272-7040 or <a href="mailto:ada@fjud13.org">ada@fjud13.org</a> 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 <a href="mailto:tbrown@tnbrownlaw.com">tbrown@tnbrownlaw.com</a> July 11, 18, 2025 25-02011H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-000808</b> <b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. TRAVIS DEAN BUEHLER, et al. Defendant(s).</b> 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 accor-</p>
<p>dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; 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</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 22-CA-003575</b> <b>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).</b> 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</p>
<p>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;</p>
<p>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. PARCEL2-</p>
<p>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</p>
<p>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</p>
<p>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 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; 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</p>



--- 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 Fore-  
closure 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 ASSO-  
CIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR LEGACY MORT-  
GAGE 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 fol-  
lowing described property located in  
HILLSBOROUGH County, Florida, as  
set forth in said Uniform Final Judg-  
ment of Foreclosure to-wit:  
LOT 11 & 12, BLOCK B, ROB-  
SON AND LOWMAN, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF AS RECORD-  
ED IN PLAT BOOK 18, PAGE  
18 OF THE PUBLIC RECORDS  
OF HILLSBOROUGH COUN-  
TY, FLORIDA.  
Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
Lis Pendens must file a claim before the  
clerk reports the surplus as unclaimed.  
The court, in its discretion, may en-  
large 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 dis-  
ability who needs an accommodation in  
order access court facilities or partici-  
pate in a court proceeding, you are en-  
titled, 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 appear-  
ance 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 im-  
paired, 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@flwlaw.com](mailto:fleservice@flwlaw.com)  
04-095468-F00  
July 11, 18, 2025 25-02026H

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 Mar-  
riage 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](mailto:julie@kantaraslaw.com).  
A copy of such written defenses must  
be served on the aforementioned coun-  
sel on or before 8/7/2025, and the origi-  
nal 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, be-  
fore service on Wife's counsel or imme-  
diately 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 avail-  
able 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 re-  
sult in sanctions, including dismissal or  
striking of pleadings.  
IN ACCORDANCE WITH THE  
AMERICANS WITH DISABILITIES  
ACT, if you are a person with a dis-  
ability who needs any accommodation  
in order to participate in this proceed-  
ing, you are entitled, at no cost to you,  
to the provision of certain assistance.  
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](mailto:ADA@fljud13.org).  
The court does not provide trans-  
portation 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](mailto:attorneys@kantaraslaw.com),  
[julie@kantaraslaw.com](mailto:julie@kantaraslaw.com).  
Jul. 11, 18, 25; Aug. 1, 2025  
25-02030H

FIRST INSERTION

**Notice of Foreclosure Sale**  
NOTICE IS GIVEN that pursuant to  
the Final Judgment of Foreclosure en-  
tered 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, Flori-  
da, in which the Plaintiff, U.S. BANK  
TRUST COMPANY, NATIONAL AS-  
SOCIATION, AS TRUSTEE FOR VE-  
LOCITY COMMERCIAL CAPITAL  
LOAN TRUST 2023-4, successor-in-  
interest to VELOCITY COMMERCIAL  
CAPITAL, LLC, a foreign limited li-  
ability corporation, will sell to the high-  
est 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, accord-  
ing 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 per-  
son with a disability who needs any ac-  
commodation in order to participate in  
this proceeding, you are entitled, at no  
cost to you, to the provision of certain  
assistance. Please contact the ADA Co-  
ordinator, Hillsborough County Court-  
house, 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](mailto:pgiordano@ralaw.com)  
Roetzel & Andress, 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, RE-  
CORDED IN PLAT BOOK 32,

PAGE 4, OF THE PUBLIC RE-  
CORDS OF HILLSBOROUGH  
COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS  
AS UNCLAIMED. THE COURT, IN  
ITS DESCRETION, MAY ENLARGE  
THE TIME OF THE SALE. NOTICE  
OF THE CHANGED TIME OF SALE  
SHALL BE PUBLISHED AS PROVID-  
ED HEREIN.  
Pursuant to Florida Statute  
45.031(2), this notice shall be published  
twice, once a week for two consecutive  
weeks, with the last publication being at  
least 5 days prior to the sale.  
IF YOU ARE A PERSON WITH  
A DISABILITY WHO NEEDS ANY  
ACCOMMODATION IN ORDER TO  
PARTICIPATE IN THIS PROCEED-  
ING, YOU ARE ENTITLED, AT NO  
COST TO YOU, TO THE PROVISION  
OF CERTAIN ASSISTANCE. TO  
REQUEST SUCH AN ACCOMMO-  
DATION, PLEASE CONTACT THE  
ADMINISTRATIVE OFFICE OF THE  
COURTS WITHIN TWO WORK-  
ING DAYS OF THE DATE THE  
SERVICE IS NEEDED: COMPLETE  
THE REQUEST FOR ACCOMMO-  
DATIONS FORM AND SUBMIT TO  
800 E. TWIGGS STREET, ROOM  
604 TAMPA, FL 33602. IF YOU  
ARE HEARING IMPAIRED, CALL  
1-800-955-8771, VOICE IMPAIRED,  
CALL 1-800-955-8770 OR EMAIL  
[ADA@FLJUD13.ORG](mailto: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](mailto:answers@dallegal.com)  
3001-177546 / SM2  
July 11, 18, 2025 25-02027H

Q&A

Q

**How much do legal notices cost?**

A

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](http://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](mailto:legal@businessobserverfl.com)

Q&A

Q

**How much do legal notices cost?**

A

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](http://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](mailto:legal@businessobserverfl.com)

SAVE TIME

E-mail your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Q&A

Q

**Who benefits from legal notices?**

A

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.

Q&A

Q

**Are there different types of legal notices?**

A

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.

Q&A

Q

**Are internet-only legal notices sufficient?**

A

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.

Q&A

Q

**How much do legal notices cost?**

A

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](http://www.floridapublicnotices.com).  
  
The public is well-served by notices published in a community newspaper.  
  
**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

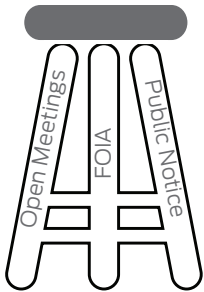
To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

1W18237\_V21



# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**



**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





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

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

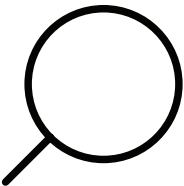


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

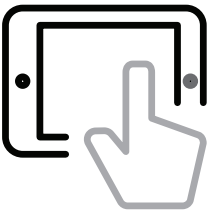
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



**Moreover, the real digital divide for public notice is growing**

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

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

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



**Types Of Public Notices**

**Citizen Participation Notices**

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

**Commercial Notices**

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

**Court Notices**

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

**Stay Informed, It's Your Right to Know.**

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



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  
hillscclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

CHECK OUT YOUR  
LEGAL NOTICES

floridapublicnotices.com

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 up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.

July 4, 11, 202525-01880H

--- 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, 202525-01884H

--- 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, 202525-01905H

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.

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, 202525-01937H

at public sale, to the highest bidder for

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, Petitioner, v. RANDALL LOESCHNER, an individual, Respondent.

TO: RANDALL LOESCHNER

5115 Abisher Wood Lane

Brandon, Florida 33511

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

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

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

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, 202525-01873H

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, 202525-01920H

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

1V20878\_V14



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

THIRD INSERTION	THIRD INSERTION
<b>NOTICE OF ADOPTION PROCEEDING -</b> IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA <b>Case No.: PR-2025-002013</b> 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	<b>NOTICE OF APPLICATION FOR TAX DEED</b> 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 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 25-01811H

SECOND INSERTION	SECOND INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION <b>CASE NO.: 25-CP-001971</b> <b>DIVISION: A</b> <b>IN RE: THE ESTATE OF: JOHN HOKE STRICKLAND A/K/A JOHN H. STRICKLAND A/K/A JOHN STRICKLAND, Deceased.</b> 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, 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 THE 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. <b>DENISE M. CAWLEY, PR</b> <b>Personal Representative</b> 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	<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No.</b> <b>29-2025-CP-001629-A001HC</b> <b>Division A</b> <b>IN RE: ESTATE OF WILBUR ROY RESCHLY Deceased.</b> The administration of the estate of Wilbur Roy Reschly, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE 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. <b>Personal Representative:</b> <b>Karen N. Reschly</b> 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	SECOND INSERTION
<b>AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE'</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2022-CA-007177</b> <b>DIVISION: F</b> <b>JMBA GROUP, LLP,</b> <b>Plaintiffs, vs.</b> <b>ANTHONY J. BROWN, UNKNOWN TENANT,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 25, 2025 in the Circuit Court of Hillsborough County, Florida, Victor Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as: Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on August 27, 2025 at 10:00am. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of his pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with disability who needs accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. /s/ Ivan Dimitrov Ivanov, Esq. Ivanov Wolf PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff 813-563-6646 ¹ Amended solely to correct the name of the Clerk of Court, Hillsborough County to Victor Crist July 4, 11, 2025 25-01927H	

SECOND INSERTION	SECOND INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 24-CA-010443</b> <b>Division: G</b> <b>ULTRA CUSTOM POOL DESIGNS LLC, a Florida Limited Liability Company,</b> <b>Plaintiff, v.</b> <b>CHERYL GUSTINIANO,</b> <b>Individually and as Trustee of The Cheryl Gustiniano 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,</b> <b>Defendants.</b> TO: ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS. YOU ARE NOTIFIED that an action for foreclosure of a construction lien or equitable lien for the following property in Hillsborough County, Florida: Lot 11, Block 21, MAP OF VIRGINIA PARK, according to the plat thereof recorded in Plat Book 9, Page 2, of the Public Records of Hillsborough County, Florida Commonly known as 3924 W. Granada St., Tampa, FL 33629 has been filed against you; and you are required to: serve a copy of your written defenses, if any, to it on MICHAEL F. SINGER, ESQ., the Plaintiffs' attorney, whose address is 403 N. Howard Avenue, Tampa, Florida 33606, by 8/4/25 or (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED on 6/27/2025 Victor D. Crist As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk The Clerk of Court address: 800 E. Twiggs St., Room 101 Tampa, FL 33602 MICHAEL F. SINGER, ESQ., the Plaintiffs' attorney, 403 N. Howard Avenue, Tampa, Florida 33606 July 4, 11, 18, 25, 2025 25-01932H	

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<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 25-CA-003376</b> <b>GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLCI,</b> <b>Plaintiff, v.</b> <b>UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DECEASED, et al.,</b> <b>Defendants.</b> TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DECEASED 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-	

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<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO: 24-CC-46778</b> <b>SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>MEIYI LI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b> 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. 25-01922H	Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 27th day of June, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 July 4, 11, 2025 25-01922H

SECOND INSERTION	SECOND INSERTION
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-004889</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.</b> <b>NANCY DIAZ, et. al.</b> <b>Defendant(s).</b> 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. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this day of JUN 27 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Marquita Jones DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-273097 July 4, 11, 2025 25-01902H	

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<b>OUGH COUNTY, FLORIDA</b> 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 an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court at Hillsborough, Florida on this 23 day of June, 2025. VICTOR D. CRIST HILLSBOROUGH 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	

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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Business Observer

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

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FLORIDA'S NEWSPAPER FOR THE BUSINESS

Business Observer

W210838, V10



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

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<p><b>Public Notice</b></p> <p>Effective June 9, 2025, Oscar Velez-Holvino, MD, will no longer be providing care at Optum.</p> <p>Patients of Dr. Velez-Holvino may continue care at Optum – Bloomingdale.</p> <p>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</p> <p>July 4, 11, 18, 25, 2025 25-01885H</p>	<p><b>AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 251-CA-1011</b></p> <p><b>DIVISION: O</b></p> <p><b>BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR., Defendant.</b></p> <p>TO: JOHNNY L. ADKINS, JR. 611-613 Calhoun Avenue Seffner, Florida 33584</p> <p>YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before July 23, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered</p> <p>July 4, 11, 18, 25, 2025 25-01885H</p>	<p><b>NOTICE OF PUBLIC SALE</b></p> <p>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.</p> <p>U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday July 16, 2025 @ 10:00 AM.</p> <p>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</p> <p>July 4, 11, 2025 25-01928H</p>	<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 0850850000 File No.: 2025-510 Certificate No.: 2022 / 8611 Year of Issuance: 2022</p> <p>Description of Property: N 100.07 FT OF S 200.14 FT OF NE 1/4 OF SW 1/4 OF SE 1/4 LESS R/W SEC - TWP - RGE : 11 - 29 - 21</p> <p>Name(s) in which assessed: MANUEL REYNOSO GRASIELA FRANCO REYNOSO</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be re-</p> <p>deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk</p> <p>Jun. 27; Jul. 4, 11, 18, 2025 25-01808H</p>
SECOND INSERTION	SECOND INSERTION	FOURTH INSERTION	SIXTH INSERTION
<p><b>NOTICE OF PUBLIC SALE</b></p> <p>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.</p> <p>U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday July 16, 2025 @ 10:00 AM.</p> <p>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</p> <p>July 4, 11, 2025 25-01928H</p>	<p><b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b></p> <p>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.</p> <p><b>Unit # A016 Elijah Doerr</b></p> <p><b>Unit # A026 Priscilla Maria Lovette</b></p> <p><b>Unit # A224 Mykasia Carey</b></p> <p><b>Unit # A234 Anthony Dopson</b></p> <p><b>Unit # A247 Derrick Matis</b></p> <p><b>Unit # A257 April Tucker</b></p> <p><b>Unit # A336 Jontrell Smith</b></p> <p><b>Unit # B193 Valarie Chatman</b></p> <p><b>Unit # B239 Norbelis Sanchez</b></p> <p><b>Unit # B267 Ciara Williams</b></p> <p><b>Unit # C030 Shawdell Folks</b></p> <p><b>Unit # D147 Tiffany McNeill</b></p> <p>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</p> <p>July 4, 11, 2025 25-01881H</p>	<p><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>FAMILY LAW DIVISION</b></p> <p><b>Case No.: 25-DR-003385</b></p> <p><b>Division: R</b></p> <p><b>IN RE: THE MATTER OF PAULINA DANIEL, Petitioner/Mother, and IVAN ORDONEZ AGUILAR, Respondent/Father.</b></p> <p>TO: IVAN ORDONEZ AGUILAR</p> <p>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.</p> <p>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.</p> <p>This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER.</p> <p>WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 11 day of June, 2025.</p> <p>Clerk Name: VICTOR D. CRIST</p> <p>As clerk, Circuit Court Hillsborough County, Florida (Circuit Court Seal)</p> <p>By JENNIFER TAYLOR As Deputy Clerk</p> <p>Attorney for Petitioner: Pablo Morla, Esq. Morla Law Group, P.A. 3621 W. Kennedy Blvd. Tampa, Florida 33609</p> <p>Jun. 20, 27; Jul. 4, 11, 2025 25-01783H</p>	<p><b>NOTICE OF ACTION</b></p> <p>UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION</p> <p><b>Case No. 8:15-cv-01172-CEH-TGW</b></p> <p><b>HILLSBOROUGH TITLE, INC. a Florida corporation, d/b/a PARAMOUNT TITLE, Plaintiff, v. SAMORA CONSTRUCTION LLC, PEARL &amp; 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.</b></p> <p>WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title"), to determine and quiet Paramount Title's title to certain funds described in the Second Amended Complaint filed in this action as the "Suspense Account Funds".</p> <p>NOW, THEREFORE, notice is given, pursuant to an Order of the Court made in this action, to all unknown persons and entities claiming by, through, or under any of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Second Amended Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately 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.</p> <p>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.</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court this 24 day of June, 2025.</p> <p>VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature JENNIFER TAYLOR Print Name if Deputy Clerk</p> <p>Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff</p> <p>24-51162</p> <p>July 4, 11, 2025 25-01951H</p>
SECOND INSERTION	THIRD INSERTION	NOTICE OF ACTION	THIRD INSERTION
<p><b>NOTICE TO CREDITORS</b></p> <p>IN THE CIRCUIT COURT OF THE HILLSBOROUGH JUDICIAL CIRCUIT IN AND FOR THIRTEENTH COUNTY, FLORIDA PROBATE DIVISION</p> <p><b>FILE NO: 25-CP-001024</b></p> <p><b>IN RE: ESTATE OF EDWARD F HAUSER, DECEASED.</b></p> <p>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.</p> <p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice 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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is the 4 day of July 2025.</p> <p><b>Personal Representative: Christopher Hauser a/k/a Chris Hauser,</b></p> <p>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</p> <p>July 4, 11, 2025 25-01907H</p>	<p><b>NOTICE OF APPLICATION FOR TAX DEED</b></p> <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1160430056 File No.: 2025-514 Certificate No.: 2022 / 10646 Year of Issuance: 2022</p> <p>Description of Property: KINGSTON COURT VILLAS UNIT 212 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG : 20 / 80 SEC - TWP - RGE : 21 - 29 - 18</p> <p>Name(s) in which assessed: CHARLES W CALLHAN</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk</p> <p>Jun. 27; Jul. 4, 11, 18, 2025 25-01809H</p>	<p><b>NOTICE OF ACTION</b></p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-001781</b></p> <p><b>U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2006-HE1, Plaintiff, vs. ESTATE OF EARL MOORE, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS, TRUSTEES OF EARL MOORE, DECEASED; LATESEA CASSANDRA MOORE; TONYA DENISE STARLING F/K/A TONYA DENISE MOORE; ANGELO D. MOORE; EARL MOORE, III; APOLEON CRAIG MOORE, SR.; JAMES ANTHONY PETERSON, JR.; JAYSON TAYLOR PETERSON; JADA RHENI PETERSON; CHRISTOPHER JASON MOORE; NOAH S. YOUNG; ESTATE OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED; ONEMAIN FINANCIAL GROUP, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).</b></p> <p>TO: JADA RHENI PETERSON (Current Residence Unknown) (Last Known Address(es)) 1538 CREEKBEND DRIVE BRANDON, FL 33510 122 KING BUCK DR GASTON, SC 29053-9608 9200 DOUBLE R. BOULEVARD, #1 RENO, NV 89521 ESTATE OF EARL MOORE, DECEASED (Last Known Address) 11114 HANNAWAY DRIVE RIVERVIEW, FL 33578</p> <p>UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EARL MOORE, DECEASED (Last Known Address) 11114 HANNAWAY DRIVE RIVERVIEW, FL 33569</p> <p>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</p> <p>ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 11114 HANNAWAY DRIVE RIVERVIEW, FL 33569</p> <p>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.</p> <p>has been filed against you and you are required to serve a copy of your written</p>	<p>defenses, if any, to, on Brian L. Rosaler, Esquire, POPKIN &amp; 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.</p> <p>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.</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court this 24 day of June, 2025.</p> <p>VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature JENNIFER TAYLOR Print Name if Deputy Clerk</p> <p>Brian L. Rosaler, Esquire, POPKIN &amp; ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff</p> <p>24-51162</p> <p>July 4, 11, 2025 25-01951H</p>



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

SECOND INSERTION		THIRD INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 24-CA-006618</b> <b>TOWD POINT MORTGAGE TRUST</b> <b>2020-1, U.S. BANK NATIONAL</b> <b>ASSOCIATION, AS INDENTURE</b> <b>TRUSTEE,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF TAMISHA CELESTE</b> <b>WORLDS, DECEASED;</b> <b>UNKNOWN HEIRS, DEVISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>CREDITORS, LIENORS,</b> <b>TRUSTEES OF TAMISHA</b> <b>CELESTE WORLDS, DECEASED;</b> <b>DERRIOUS OLIVER, JR.; DE'ONI</b> <b>WORLDS, A MINOR; DE'VONI</b> <b>WORLDS, A MINOR;</b> <b>HILLSBOROUGH COUNTY,</b> <b>FLORIDA; UNKNOWN</b> <b>TENANT(S) IN POSSESSION #1</b> <b>and #2, and ALL OTHER</b>		<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: 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 re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01802H

SECOND INSERTION		THIRD INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 25-CP-00001952</b> <b>IN RE: THE ESTATE OF</b> <b>RICHARD CROWLEY</b> <b>A/K/A RICHARD D. CROWLEY,</b> <b>Deceased.</b> The administration of the Estate of Richard Crowley a/k/a Richard D. Crowley, deceased, whose date of death was April 3, 2025, File Number 25-CP- 00001952, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsbor- ough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The		<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: 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 re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01801H

SECOND INSERTION		THIRD INSERTION
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. <b>CASE No. 22-CA-000328</b> <b>REVERSE MORTGAGE FUNDING</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>MARY F. WATTS AKA MARY F.</b> <b>ROBINSON, et. al.,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Cir- cuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 6th day of August, 2025, the following described property: LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. IMPORTANT If you are a person with a disability who		<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: 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 re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01801H

SECOND INSERTION		THIRD INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-002088</b> <b>Division B</b> <b>IN RE: ESTATE OF</b> <b>MARY GERTRUDE MCDONNELL</b> <b>a/k/a MARY G. MCDONNELL,</b> <b>Deceased.</b> The administration of the estate of MARY GERTRUDE MCDONNELL a/k/a MARY G. MCDONNELL, de- ceased, whose date of death was Aug- ust 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. BOX 3360, Tampa, FL 33601- 3360. The names and addresses of the Personal Representative and the Per- sonal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or de- mands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or de- mands against Decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF		<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: 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 re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01801H

SECOND INSERTION		THIRD INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-2187</b> <b>Division A</b> <b>IN RE: ESTATE OF</b> <b>MICHAEL ARTHUR MADDOX</b> <b>A/K/A MICHAEL A. MADDOX</b> <b>Deceased.</b> The administration of the estate of Mi- chael 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, Flor- ida 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity 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 spec- ified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025 <b>Personal Representative:</b> <b>Michael Maddox</b> 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		<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: 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 re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01802H

SECOND INSERTION		THIRD INSERTION
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> 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 pur- chase 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		<b>NOTICE OF APPLICATION</b> <b>FOR TAX DEED</b> The holder of the following tax certi- ficates has filed the certificates for a tax deed to be issued. The certificate num- bers and years of issuance, the descrip- tion of the property, and the names in which it was assessed are: 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 re- deemed according to law, the prop- erty described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the ser- vice is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01801H



--- 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.

**Personal Representative:**  
**Patricia Goan**  
5858 Central Ave  
St. Petersburg, FL 33707  
Attorney for Personal Representative:  
Lama Alqasemi, Esq.  
BATTAGLIA, ROSS, DICUS &  
McQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33707  
(727) 381-2300  
FBN: 1024651  
Primary Email: lalqa@brdwlaw.com  
Secondary Email:  
bandr@brdwlaw.com  
July 4, 11, 2025 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: 356440  
Law Office of Lori Vella, PLLC  
14502 N. Dale Mabry Hwy., Ste. 200  
Tampa, FL 33618  
Telephone: (888) 778-0063  
E-Mail: attorneylori@lorivella.com  
July 4, 11, 2025 25-01882H

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.

**Personal Representative:**  
**Ileana Cuartero**  
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-

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 RWL VI TRUST 2021-1,  
a Delaware Statutory Trust,  
Plaintiff, vs.  
INVESTMENT PROPERTY  
SERVICES OF TAMPA BAY, LLC,  
BARRY WYCHE, TIMOTHY  
HENLEY, HUNTER'S GREEN  
COMMUNITY ASSOCIATION, INC.  
and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants.  
Notice is hereby given pursuant to the final judgment/order entered on June 25, 2025, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as:  
LOT 9, BLOCK1, HUNTER'S GREEN PARCEL 19 PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 45-1 THROUGH 45-4, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA COMMONLY KNOWN AS: 18110 COURTNEY BREEZ DRIVE, TAMPA, FL 33647  
The Clerk of this Court shall sell the property to the highest bidder for cash, on August 27, 2025, at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. ELLISON J 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 RECORDED 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:  
metebbi@logs.com  
By: /s/ Lara Diskin  
FL Bar # 43811  
for Michael L. Tebbi, Esq.  
FL Bar # 70856  
22-326633 FCO1 CGG  
July 4, 11, 2025 25-01898H



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ACTIONS / SALES

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SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 23-CA-014684</b></p> <p><b>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE HOLDERS OF THE RAAC SERIES 2007-SP3 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SP3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DECEASED, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 01, 2025, and entered in 23-CA-014684 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE HOLDERS OF THE RAAC SERIES 2007-SP3 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SP3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DECEASED; J'WANA DION; JAMAAL DION; CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION; JULIE GODDARD, AS CURATOR OF THE ESTATE OF ALFRED DION, DECEASED; SHAMAR HALL; A.D., BY AND THROUGH HER NATURAL</p>
<p>GUARDIAN, PRECIOUS ROSS are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, at 10:00 AM, on July 21, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 4 AND 5, BLOCK 14, BELVEDERE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 44-B, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 3915 W ARCH ST, TAMPA, FL 33607</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 27 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:fmail@raslg.com">fmail@raslg.com</a> By: (S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 23-104402 - MIM July 4, 11, 2025 25-01916H</p>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 23-CA-013118</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GLORIA ZUNIGA, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 23-CA-013118 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and LAKE FANTASIA HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PERRY D. PREVATT, DECEASED; GLORIA ZUNIGA; BARBARA GARCIA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FLORIDA; SANDRA A. HERZOG; GLORIA ZUNIGA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN H. JACKSON, DECEASED are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, at 10:00 AM, on July 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 161 AND 162, LAKE FANTASIA, PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>TOGETHER WITH A MOBILE HOME, YEAR: 2002, MAKE: JACO, MODEL NAME OR MODEL NO: 7561-675, SERIAL NUMBER: JACFL23079A, JAC-FL23079B &amp; JACFL23079C, WHICH IS PERMANENTLY</p>
<p>AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREINABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 06/09/2020, IN INSTRUMENT 2020231412.</p> <p>Property Address: 8512 FANTASIA PARK WAY, RIVERVIEW, FL 33578</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 27 day of June, 2025.</p> <p>By: (S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:fmail@raslg.com">fmail@raslg.com</a> 23-113341 - NaC July 4, 11, 2025 25-01914H</p>

SECOND INSERTION
<p><b>SUMMONS (CITACION JUDICIAL)</b></p> <p>The name and address of the court is: (El nombre y direccion de la corte es):</p> <p>West Justice Center 8141 13th Street Westminster, CA 92683</p> <p><b>CASE NUMBER:</b> (Numero del Caso): <b>30-2025-01451454-CU-BC-WJC</b></p> <p><b>Assigned for all purposes:</b> <b>Judge Richard Lee</b></p> <p><b>NOTICE TO DEFENDANT: (AVISO AL DEMANDADO):</b> <b>MARCUS EUGENE ALTON CLARK AKA MARCUS EUGENE CLARK; PATRICIA CLARK AKA PATRICIA JOHNSON CLARK; and DOES 1-20 YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE):</b> <b>DIVERSITAS HOLDINGS LLC</b></p> <p>NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.</p> <p>You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (<a href="http://www.courtinfo.ca.gov/selfhelp">www.courtinfo.ca.gov/selfhelp</a>), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.</p> <p>There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (<a href="http://www.lawhelpcalifornia.org">www.lawhelpcalifornia.org</a>), the California Courts Online Self-Help Center (<a href="http://www.courtinfo.ca.gov/selfhelp">www.courtinfo.ca.gov/selfhelp</a>), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.</p> <p>iAVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte pu-</p>
<p>ede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.</p> <p>Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (<a href="http://www.sucorte.ca.gov">www.sucorte.ca.gov</a>), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.</p> <p>Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, <a href="http://www.lawhelpcalifornia.org">www.lawhelpcalifornia.org</a>, en el Centro de Ayuda de las Cortes de California, (<a href="http://www.sucorte.ca.gov">www.sucorte.ca.gov</a>) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.</p> <p>The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es):</p> <p>Anish King (SBN 355771), Wright Law Group, PLLC, 1110 N Virgil Ave., Suite 90003 Los Angeles, CA 90029, 310-341-4552</p> <p>DATE (Fecha): 01/03/2025</p> <p>DAVID H. YAMASAKI, Clerk of the Court Clerk (Secretario), by M. Diaz, Deputy (Adjunto)</p> <p>July 4, 11, 18, 25, 2025 25-01912H</p>

SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION:</p> <p><b>CASE NO.: 25-CA-002372</b></p> <p><b>SECTION # RF</b></p> <p><b>BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. FRESH START DEVELOPMENT, INC.; KATINA MCCLINGTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, 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:</p> <p>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.</p> <p>PROPERTY ADDRESS: 606 FOREST HILLS DR, BRANDON, FL 33510</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING</p>
<p>FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 25 day of June 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156</p> <p>Submitted by: De Cubas &amp; 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 <a href="mailto:eservice@decubaslewis.com">eservice@decubaslewis.com</a> 24-03386 July 4, 11, 2025 25-01917H</p>

SECOND INSERTION
<p><b>AMENDED' NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>Case No.: 24-CA-010318</b></p> <p><b>Division: O</b></p> <p><b>GLH ENTERPRISES, LLLP, a Florida limited partnership, Plaintiff, v. JAMES CROWELL, JR., Defendant.</b></p> <p>Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered June 26, 2025, in the above entitled cause in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of the Circuit Court will sell the property located in Hillsborough County, Florida described as:</p> <p>A TRACT OF LAND IN GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 15; RUN THENCE SOUTH 89 DEGREES 19' 00" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 25.00 FEET; THENCE SOUTH, 23.90 FEET; THENCE SOUTH 16 DEGREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 00" WEST, 127.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 41' 54" WEST, 134.85 FEET TO A WITNESS CORNER; THENCE CONTINUE SOUTH 23 DEGREES 41' 54" WEST, 15.00 FEET MORE OR LESS TO THE WATERS EDGE OF THE ALAFIA RIVER; THENCE ALONG THE WATERS EDGE, NORTH 37 DEGREES 14' 54" WEST, 226.38 FEET; THENCE DEPARTING SAID WATERS EDGE, NORTH 73 DEGREES 56' 00" EAST, 104.80 FEET TO A WITNESS CORNER; THENCE CONTINUE NORTH 73 DEGREES 56' 00" EAST, 30.00 FEET; AND THENCE SOUTH 40 DEGREES 11' 00" EAST, 105.00 FEET TO THE POINT OF BEGINNING.</p> <p>TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH,</p>
<p>RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE SOUTH 89 DEGREES 19' 00" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23.90 FEET; THENCE SOUTH 16 DEGREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 00" WEST, 206.54 FEET; THENCE NORTH 16 DEGREES 51' 00" EAST, 29.80 FEET; THENCE SOUTH 40 DEGREES 11' 00" EAST, 156.06 FEET; THENCE NORTH 22 DEGREES 33' 00" EAST, 160.03 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 15; AND THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89 DEGREES 19' 00" EAST, 20.48 FEET TO THE POINT OF BEGINNING.</p> <p>Property Address: 4609 John Moore Road, Brandon, Florida 33511</p> <p>at public sale, to the highest and best bidder for cash, at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, beginning at 10:00 a.m. on July 28, 2025.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 801 East Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: June 27, 2025.</p> <p>For the Court: /s/ Patrick M. Mosley Patrick M. Mosley, Esq. Florida Bar No. 0033735 Sarah E. Gunn, Esq. Florida Bar No. 1050375 Hill Ward Henderson 101 East Kennedy Blvd., Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Facsimile: (813) 221-2900 Email: <a href="mailto:patrick.mosley@hwhlaw.com">patrick.mosley@hwhlaw.com</a> Email: <a href="mailto:sarah.gunn@hwhlaw.com">sarah.gunn@hwhlaw.com</a> Email: <a href="mailto:tricia.elam@hwhlaw.com">tricia.elam@hwhlaw.com</a> Counsel for Plaintiff</p> <p><sup>1</sup> This notice is being amended to correct the name of the clerk of the circuit court.</p> <p>21119677v1 July 4, 11, 2025 25-01919H</p>
SECOND INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 07-CA-007053</b></p> <p><b>SAXON MORTGAGE SERVICES, INC., Plaintiff, vs. ANDRE MONTINA JR AND HEIDY L. RIVERA, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2008, and entered in 07-CA-007053 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SAXON MORTGAGE SERVICES, INC. is the Plaintiff and ANDRE MONTINA JR ; HEIDY L. RIVERA are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, at 10:00 AM, on July 21, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, BLOCK 5, EAGLEBOOK PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 6216 EAGLEBROOK AVE, TAMPA, FL 33625</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section</p>
<p>45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 27 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: <a href="mailto:fmail@raslg.com">fmail@raslg.com</a> By: (S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: <a href="mailto:dsalem@raslg.com">dsalem@raslg.com</a> 13-02286 - NaC July 4, 11, 2025 25-01915H</p>



**Who benefits from legal notices?**

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

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

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THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1758640000 File No.: 2025-502 Certificate No.: 2022 / 14030 Year of Issuance: 2022</p> <p>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</p> <p>Name(s) in which assessed: MAJEC REALTY HOLDINGS LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01803H</p>

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1992944274 File No.: 2025-503 Certificate No.: 2022 / 15232 Year of Issuance: 2022</p> <p>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</p> <p>Name(s) in which assessed: JASMINE NAIK DEVELOPMENT LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01804H</p>

SECOND INSERTION
<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> <p><b>CASE NO.: 24-CA-007430</b> <b>DIV B</b> <b>LAKEVIEW LOAN SERVICING, LLC,</b> <b>Plaintiff, v.</b> <b>THOMAS E. MCQUAIG, et al.,</b> <b>Defendants.</b></p> <p>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 <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a> 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:</p> <p>Lot 17, Block 7, FOREST BROOKE PHASE 2A, according to the plat as recorded in Plat</p>

THIRD INSERTION
<b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> <p><b>Case Number: 24-DR-007107</b> <b>IN RE: THE MARRIAGE OF:</b> <b>ELIAS AUEAD,</b> <b>Petitioner/Husband,</b> <b>and</b> <b>MAISEY AUEAD,</b> <b>Respondent/Wife.</b></p> <p>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.</p> <p>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.</p> <p>Dated 6/17/2025</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT By: JENNIFER TAYLOR Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01836H</p>

THIRD INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 0303875058 File No.: 2025-508 Certificate No.: 2022 / 2418 Year of Issuance: 2022</p> <p>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</p> <p>Name(s) in which assessed: ESTATE OF OBDULIO HERNANDEZ YALAHA HOLDINGS 34639 LLC Ballard Green Trust 33511</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 6/20/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025</p> <p>25-01805H</p>

SECOND INSERTION
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> <p><b>PROBATE DIVISION</b> <b>File No. 25-CP-002005</b> <b>Division A</b> <b>IN RE: ESTATE OF DORIS C. LOSEY</b> <b>Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 4, 2025.</p> <p><b>Personal Representative:</b> <b>Roberta A. Fanning</b> 3939 Walnut Ave. Mailbox 250 Carmichael, California 95608 Attorney for Personal Representative: Myrna Serrano Setty, Esq. E-mail Addresses: mss@serranosity.com, info@serranosity.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</p>

<b>NOTICE TO CREDITORS (Formal Administration) IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</b> <p><b>PROBATE DIVISION</b> <b>CASE NO.: 25-CP-000920</b> <b>IN RE: The Estate of BARBARA DORSEY,</b> <b>Deceased.</b></p>
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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

<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> <p><b>PROBATE DIVISION</b> <b>File No. 25-CP-002059</b> <b>Division: U</b> <b>IN RE: ESTATE OF DANIEL DIXON,</b> <b>Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and</p>
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SECOND INSERTION
<b>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> <p><b>PROBATE DIVISION</b> <b>File No. 25-CP-001989</b> <b>IN RE: ESTATE OF NELSON CARABALLO,</b> <b>Deceased.</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 4th, 2025.</p> <p><b>Personal Representative</b> <b>Kendra Vanessa Greseth</b> 4618 Wishart Blvd. Tampa, FL 33603 Attorney for Personal Representative Quikeef Simmons, CPA, Esq. E-Mail Addresses: qsimmmons@sblgp.com/admin@sblgp.com Florida Bar No.1022482 Simmons Business Law Group, PLLC 401 E. Jackson Street Suite 3300 Tampa, FL. 33602 Telephone: (813) 701-2625/ Fax (813) 756-2587 July 4, 11, 2025 25-01950H</p>

SECOND INSERTION
whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.
The date of first publication of this Notice is July 4, 2025.
<b>/s/ Kent W. Jones</b> <b>KENT W. JONES,</b> <b>As Personal Representative</b> Attorney and Personal Representative Giving Notice: <b>/s/ Steven E. Gurian</b> <b>STEVEN E. GURIAN, ESQ.,</b> 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

SECOND INSERTION
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-

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