

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, 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. 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 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.

Kristee Cole, District Manager
July 18, 202525-02038H

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

The 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
July 18, 202525-02045H

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 Sunshine Car Wash located at 1711 E. Fowler Ave. in the City of Tampa, Hillsborough County, FL 33612 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2025.
Sunshine on Fowler 2, LLC
Afram Seryani, Manager
July 18, 202525-02094H

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 Twist Smokeshop & Kava Bar located at 1260 E BRANDON BLVD in the City of BRANDON, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 15th day of July, 2025.
THREE BROS LLC
July 18, 202525-02121H

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 KIWI AIR CONDITIONING located at 12420 BALLENTRAE FOREST DR in the City of RIVERVIEW, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2025.
COOLING PROS HVAC LLC
July 18, 202525-02095H

FIRST INSERTION
PUBLIC NOTICE
Celleo Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 47-foot metal pole communications structure at the approx. vicinity of N 22nd Street, Tampa, Hillsborough County, FL 33605. Lat: 27-57-0.5N, Long: 82-26-5.17N. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp , Laura Elston, Lelston@trileaf.com , 1775 The Exchange SE, Suite 525, Atlanta, GA 30339, 678-653-8673.
July 18, 202525-02040H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Gas Worx Community Development District

The Board of Supervisors (the “**Board**”) of the Gas Worx Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 18, 2025, at 1:30 p.m. at the Offices of Kettler, located at 1314 E. 7th Ave., Tampa, FL 33605.

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 at www.gasworxcdd.com, or may be obtained by contacting the District Manager's office via email at Brian.Lamb@inframark.com or via phone at (813) 991-1140.

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.

Brian Lamb, District Manager
July 18, 25, 202525-02042H

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 the Carlton Lakes Clubhouse located 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. 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://carltonlakescdd.org/> or may be obtained by contacting the District Manager's office via email at kristee.cole@inframark.com or via phone at 813-382-7355

The 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 18, 202525-02043H

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 Lumira Financial located at 18071 Fitch, Suite 200, Irvine, CA 92614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Hillsborough County Florida, this 15th day of July 2025
E Mortgage Capital, Inc.
July 18, 202525-02099H

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 Lakeside Capital Group located at 400 N Tampa St Ste 1550 #785406, 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 14th day of July, 2025.
LAKESIDE CAPITAL INC.
July 18, 202525-02085H

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 Sunshine Car Wash located at 5202 E. Fowler Avenue in the City of Temple Terrace, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2025.
Sunshine on Fowler, LLC
Afram Seryani, Manager
July 18, 202525-02093H

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 Health plan Administrator located at 19107 Harbor Cove Ct, in the County of Hillsborough, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lutz, Florida, this 15th day of July, 2025.
RX ADMINISTRATOR LLC
July 18, 202525-02119H

FIRST INSERTION
CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

Creek Preserve Community Development District will hold a Workshop on Monday, July 28, 2025, at 6:00 p.m. EST at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598.

The purpose of the workshop is to discuss general business items and the proposed fiscal year 2026 budget. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.

A copy of the agenda may be obtained from District Manager Richard McGrath via email at rmcgrath@gms-tampa.com, phone (813) 344-4844, during normal business hours, or from the District's website at www.creekpreservecdd.org.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 344-4844, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Richard McGrath, District Manager
July 18, 202525-02044H

FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the West Lake Community Development District

The Board of Supervisors (the “**Board**”) of the West Lake Community Development District (the “**District**”) will hold a public hearing and a meeting on August 13, 2025, at 1:00 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 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 18, 25, 202525-02039H

FIRST INSERTION
K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR PROPERTY AND AMENITY MANAGEMENT AND/OR DISTRICT MANAGEMENT SERVICES

The K-Bar Ranch II Community Development District (the “District”) is seeking proposals from qualified firms interested in providing property and amenity management services and/or district management services. In order to submit a proposal, each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, have been in continuous operation for at least five years, and otherwise meet any applicable requirements set forth by the District. Proposal packages for both property and amenity management services and district management services are available upon request to Daniel P. Lewis, Assistant District Counsel at dlewis@flgovlaw.com and fwienner@flgovlaw.com.

All proposals should include the following information, among other things described herein:

- A. Completed proposal forms.
- B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, e-mail address, and phone number of a contact person.
- C. Complete pricing showing the total cost of providing the Service(s), broken down as set forth on the provided price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these Services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer. Three years of pricing shall be included by the Proposer.

Entities desiring to provide a proposal should submit an electronic copy of the proposal no later than Friday, July 31, 2025, at 2:00 p.m. (EST) to Daniel P. Lewis, Assistant District Counsel, at dlewis@flgovlaw.com and fwienner@flgovlaw.com.

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal or to make no award at all. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The District, in its sole and absolute discretion, may make an award to one or more proposers or make no award at all.

Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.

Any and all questions related to this project shall be directed in writing by e-mail only to Daniel P. Lewis, Assistant District Counsel, at dlewis@flgovlaw.com. Questions received after 4:00 p.m. (EST) on July 28, 2025, will not be answered. Answers to all questions will be provided to all proposers via e-mail.

July 18, 202525-02064H

FIRST INSERTION

BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN OPERATION AND MAINTENANCE 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 Bahia Lakes Community Development District (“**District**”) will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING
DATE: August 11, 2025
TIME: 6:00 p.m.
LOCATION: Firehouse Cultural Center
101 1st Avenue NE
Ruskin, FL 33570

The purpose of the first public hearing is to receive public comment and objections on the District’s proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026 Budget**”). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District’s Fiscal Year 2025/2026 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District’s general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefitted lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as “Equivalent Assessment Units” or “EAUs,” in accordance with their use and as described more fully in the District’s assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2025/2026.)

BAHIA LAKES CDD FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE			
TOTAL O&M BUDGET		\$374,400.00	
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6 %		\$23,897.87	
TOTAL O&M ASSESSMENTS		\$398,297.87	
Product Type	Number of Units	Operation and Maintenance Assessment Amounts: FY 2024/2025 and FY 2025/2026	
Platted Parcels (per lot)		Fiscal Year 2024-2025	Fiscal Year 2025-2026
Single Family 40’	180	\$695.03	\$734.19
Single Family 50’	127	\$868.79	\$917.74
Single Family 60’	116	\$1,042.55	\$1,101.28
Single Family 70’	17	\$1,216.31	\$1,284.83

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Rivercrest Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 18, 2025, at 6:30 p.m. at the Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

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 www.rivercrestcdd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at rmcgrath@gms-tampa.com or via phone at (813) 344-4844.

The 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.

Description	Units	ERU	Per Unit Assessment
Townhomes	114	0.5	\$ 466.98
Single Family 30’	139	0.8	\$ 746.46
Single Family 40’	549	1	\$ 933.71
Single Family 50’	202	1.25	\$ 1,166.92
Single Family 60’	275	1.5	\$ 1,400.62
Single Family 70’	96	1.75	\$ 1,633.78
Commercial	9.54	4.95	\$ 4,616.00
Commercial- 301	3.59	5	\$ 4,662.95

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

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than \$398,297.87 in gross revenue (this gross revenue amount includes Hillsborough County’s 6% collection costs and early payment discounts).

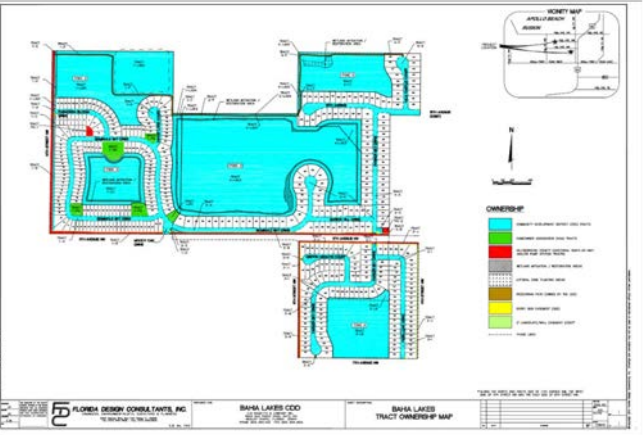
By operation of law, the District’s yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2025/2026, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.**

Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578, Ph: 813-533-2950, 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 Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District 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 within twenty (20) 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.



Ruben Durand, District Manager
July 18, 25, 2025 25-02041H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that ALPHA X OMEGA, LLC, OWNER, desiring to engage in business under the fictitious name of THE WHITE HATS located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 18, 2025 25-02122H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of OLLIE MORTGAGES located at 5559 S SOSSAMAN RD BLDG #1, STE #101, MESA, ARIZONA 85212 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 18, 2025 25-02079H

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.

Richard McGrath, District Manager



July 18, 2025 25-02081H

FIRST INSERTION

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

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

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

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

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

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

Jason Greenwood, District Manager
July 18, 2025 25-02046H

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

The 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 18, 2025 25-02047H

FIRST INSERTION

LAKES ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF ATTORNEY-CLIENT SESSION AND BOARD MEETING

Notice is hereby given that the Board of Supervisors (“Board”) of the Lake St. Charles Community Development District (“District”) will conduct a Board meeting Office of Lake St. Charles CDD, at **6801 Colonial Lake Drive Riverview, FL 33578** on **August 6 , 2025, at 2:00 p.m.** and an attorney-client shade session at 2:00pm or the conclusion of the Board meeting, whichever comes later.

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to Martinez v. Lake St. Charles Community Development District, Case Number 8:25-cv-01128-TPB-CPT, pending in the US District Court, Middle District of Florida (Tampa Division). The subject matter of the closed attorney-client shade session shall be confined to settlement negotiations or strategy sessions related to litigation expenditures. The following persons may be in attendance: The persons attending the next shade session are expected to be the following: Lindsay Moczynski, Jennifer Kilinski, Rob Sniffen, Mitchell Herring, Ruben Durand and Matt Huber, District Manager, Virginia (Ginny) Gianakos; Yvonne Brown; John Hines Marshall; Toni Marie Davis, Benjamin Turinsky, and a court reporter. The attorney-client shade session is anticipated to last 30 minutes, and will be transcribed by a court reporter.

In addition to the closed attorney-client shade session, the Board will hold a special Board meeting to discuss any business which may come before the Board. The meeting of the District’s Board 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 approved by the Board on the record at the meeting without additional publication of notice. A copy of the agenda for this meeting may be obtained from the offices of the District Manager, Rizzetta & Company, Inc., at 2700 Falkenburg Road, Ste. 2745, Riverview, FL 33578 Phone: (813) 533-2950 (“District Office”), during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) business hours before the meeting by contacting the District Manager at (813) 533- 2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955 8770, who can aid you in contacting the District Office.

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

District Manager, Ruben Durand
July 18, 2025 25-02097H

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

IV/8/2027_V12

FIRST INSERTION

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (“**Board**”) of the Westchase Community Development District will hold two public hearings and a regular meeting on August 5, 2025 at 4:00 p.m. for the purpose of hearing comments and objections on the adoption of the proposed budget (“**Proposed Budget**”) and the proposed special assessments of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”). A regular Board meeting will also be held at that time where the Board may consider any other business that may properly come before it. The public hearings and meeting will take place at: Maureen Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida 33626.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025/2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of special assessments to fund the District’s proposed operation and maintenance budget for Fiscal Year 2025/2026, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The special assessments will be imposed upon the lands located within the District; a depiction of which lands is shown below. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes.

At the conclusion of the public hearings, the Board will, by resolution, adopt the budget and levy assessments to fund the operation and maintenance budget as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Comparison of Assessment Rates

Fiscal Year 2026 vs. Fiscal Year 2025

A copy of the Proposed Budget, the preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida, 33544, Ph: (813)991-1140, during normal business hours or by emailing the District Manager at Mark.Vega@inframark.com . In accordance with Section 189.016(4), Florida Statutes, the proposed budget will be posted on the District website, www.westchasecdd.com, at least two (2) days before the budget hearing date.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. These operations and maintenance assessments are comprised of two categories. The General Fund Operation and Maintenance Assessments fund the District’s general administrative, operations and maintenance budget. The Special Fund Operations and Maintenance Assessments fund the operation and maintenance budget that is specific to the identified neighborhood or geographic area, as set forth below. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2025/2026. Amounts are preliminary and subject to change at the hearing. The amounts are subject to early payment discount as afforded by law.

The District previously adopted annual operation and maintenance assessments for all the land within the District, pursuant to Section 197.3632(4), Florida Statutes. The proposed operation and maintenance assessments for certain property within the District is proposed to increase, and the proposed schedule of assessments for such property is set forth below. The lien amount serves as the “maximum rate” authorized by law for operation and maintenance special assessments on the land, and no assessment hearing shall be held in future years, unless the assessments are proposed to be increased, or another criterion within Section 197.3632(4), F.S. is met.

Name	Units	General Fund			Special Funds			Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
Wycliffe	30	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Bennington	108	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Woodbay	163	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Berkley Square	122	\$452.08	\$416.52	8.54%	\$0.00	\$0.00	n/a	\$452.08	\$416.52	\$35.56	8.54%
Glenfield	101	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Keswick Forest	64	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Shopping Center	9.9	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Shopping Center	7.24	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Glencliff	48	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Harbor Links	109	\$629.72	\$583.47	7.93%	\$349.89	\$348.12	0.51%	\$979.61	\$931.59	\$48.02	5.15%
Harbor Links Estates	63	\$629.72	\$583.47	7.93%	\$349.89	\$348.12	0.51%	\$979.61	\$931.59	\$48.02	5.15%
The Enclave	108	\$629.72	\$583.47	7.93%	\$262.40	\$247.63	5.97%	\$892.12	\$831.10	\$61.02	7.34%
Saville Rowe	36	\$629.72	\$583.47	7.93%	\$450.62	\$449.10	0.34%	\$1,080.34	\$1,032.57	\$47.77	4.63%
Ayshire	49	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Cheshire	81	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Derbyshire	105	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Epic Properties	400	\$452.08	\$416.52	8.54%	\$0.00	\$0.00	n/a	\$452.08	\$416.52	\$35.56	8.54%
Radcliffe	154	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
7/11	1.17	\$23,206.59	\$21,324.23	8.83%	\$1,420.66	\$1,420.66	0.00%	\$24,627.25	\$22,744.89	\$1,882.36	8.28%
Primrose	1.27	\$23,206.59	\$21,324.23	8.83%	\$1,420.66	\$1,420.66	0.00%	\$24,627.25	\$22,744.89	\$1,882.36	8.28%
Professional Center	1.82	\$23,206.59	\$21,324.23	8.83%	\$1,420.66	\$1,420.66	0.00%	\$24,627.25	\$22,744.89	\$1,882.36	8.28%
Professional Center	5.54	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Remax Real Estate	0.53	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Golf Course	58	\$114.17	\$94.11	21.31%	\$0.00	\$0.00	n/a	\$114.17	\$94.11	\$20.06	21.31%
Greensprings	60	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Greencrest	54	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Greenhedges	53	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Greenmont	41	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Greendale	59	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Greenpoint	153	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Village Green	10	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Village Green	67	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Village Green	13	\$629.72	\$583.47	7.93%	\$863.85	\$863.36	0.06%	\$1,493.57	\$1,446.83	\$46.74	3.23%
Westpark Village	77	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	10	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	38	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	37	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	22	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	22	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	24	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	40	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	6	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	50	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	22	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	30	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	17	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
David Weekly Homes	36	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Westpark Village	38	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Castleford	69	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Stamford	61	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Baybridge	102	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Wakesbridge	86	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Abbotsford	40	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Chelmsford	100	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Brentford	85	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Kingsford	132	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Stockbridge	68	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Sturbridge	47	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Stonebridge	66	\$629.72	\$583.47	7.93%	\$291.47	\$291.47	0.00%	\$921.19	\$874.94	\$46.25	5.29%
Woodbridge	40	\$629.72	\$583.47	7.93%	\$0.00	\$0.00	n/a	\$629.72	\$583.47	\$46.25	7.93%
Vineyards	120	\$629.72	\$583.47	7.93%	\$233.50	\$227.39	2.69%	\$863.21	\$810.86	\$52.35	6.46%
Cavendish	90	\$629.72	\$583.47	7.93%	\$316.09	\$316.09	0.00%	\$945.81	\$899.56	\$46.25	5.14%
Gables Residential III	615	\$452.08	\$416.52	8.54%	\$0.00	\$0.00	n/a	\$452.08	\$416.52	\$35.56	8.54%
Arlington Park Condos	76	\$452.08	\$416.52	8.54%	\$0.00	\$0.00	n/a	\$452.08	\$416.52	\$35.56	8.54%
Gables Commercial	0.94	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Westchase Early Learning Center	1.73	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%

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CVS	1.42	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Applebees	1.04	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Burger King	1.69	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Office	2	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Residential	51	\$629.72	\$583.47	7.93%	\$152.50	\$152.50	0.00%	\$782.22	\$735.97	\$46.25	6.28%
Ave @ Westchase	1.74	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Ave @ Westchase	0.57	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Ave @ Westchase	3.24	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%
Morton Plant Mease	2.74	\$23,206.59	\$21,324.23	8.83%	\$0.00	\$0.00	n/a	\$23,206.59	\$21,324.23	\$1,882.36	8.83%

Annual O & M Assessment (in addition to any Debt Service Assessments previously levied by the District) will appear on the November 2025 Hillsborough County property tax bill. The amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

By the operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2025/2026, the District intends to have the Tax Collector for Hillsborough County, Florida collect the assessments imposed on the benefitted property within the District. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title.** The District’s decision to collect assessments on the tax roll does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development District. 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 Office at (813) 991-1140 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office. 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.

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 within twenty (20) 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 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.

Westchase Community Development District
Mark Vega, District Manager

July 18, 2025

25-02037H

FIRST INSERTION

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“**Board**”) for the Triple Creek Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE: August 26, 2025
TIME: 6:00 P.M.
LOCATION: Hammock Club
13013 Boggy Creek Drive
Riverview, Florida 33579

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

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family	2314	1.00	\$2,889.67

**includes collection costs and early payment discounts*

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County (“**County**”) Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

FIRST INSERTION

Public Notice
Effective Aug 8, 2025 Loida Roldan, MD., will no longer be providing care at Optum.

Patients of Dr. Roldan may continue care at Optum – Sun City

Patients can obtain copies of their medical records at:
Optum – Sun City
787 Cortaro Dr.
Sun City Center, FL 33573
Phone: 1-813-634-2500
Fax: 1-813-634-3008

Jul. 18, 25; Aug. 1, 8, 2025
25-02116H

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 UNIVISTA INSURANCE located at 9125 Memorial Highway, Units C002, C004 in the City of Tampa, Hillsborough County, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2025.
2DATASOLUTIONS INSURANCE INC
OMAR GARCIA
July 18, 2025

25-02070H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of MEDBEST RECRUITING located at: 1000 CHANNELSIDE DRIVE, SUITE C-1 in the city of TAMPA, FL 33602 US intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16th day of July 2025.
OWNER:MEDBEST RECRUITING & CONSULTING, INC.
1000 CHANNELSIDE DRIVE, SUITE C-1, TAMPA, FL 33602
July 18, 2025

25-02134H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of MEDBEST RECRUITING AND CONSULTING located at: 1000 CHANNELSIDE DRIVE, SUITE C-1 in the city of TAMPA, FL 33602 US intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 16th day of July 2025.
OWNER:MEDBEST RECRUITING & CONSULTING, INC.
1000 CHANNELSIDE DRIVE, SUITE C-1, TAMPA, FL 33602
July 18, 2025

25-02133H

FIRST INSERTION

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING ON PROPOSED USER FEES FOR
NON-RESIDENTS USE OF DISTRICT RECREATIONAL FACILITIES**

In accordance with Chapter 190, Florida Statutes, the Berry Bay Community Development District (the “**District**”) hereby gives public notice of a public hearing to establish a fee schedule for non-residents to use the District’s recreational facilities. The hearing will be for the purpose of reviewing and setting a policy and fee schedule for the use of District amenities, to provide for efficient and effective District operations, and to recover the costs of providing the services to non-residents. At the conclusion of the hearing, the Board shall adopt a policy and fee schedule as finally approved by the Board of Supervisors.

The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of a policy and fee schedule.

A PUBLIC HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

DATE: Thursday, August 7, 2025
TIME: 2:00 p.m.
PLACE: Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

All interested parties may appear at the meeting and be heard regarding the proposed establishment of the policy and fee schedule. This public hearing may be continued to a date, time, and place to be specified on the record at the public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed policy and fee schedule may be obtained by contacting District Manager Jayna Cooper at Jayna.Cooper@Inframark.com, 2005 Pan Am Circle Drive, Suite 300, Tampa, FL 33607, or by calling (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

July 18, 2025

25-02082H

FIRST INSERTION

**NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING
TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the “**Board**”) of the Triple Creek Community Development District (the “**District**”) will hold a regular meeting of the Board of Supervisors on August 5, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Triple Creek Community Development District
Matt O’Nolan, District Manager
July 18, 2025

25-02083H

PUBLIC SALES

FIRST INSERTION

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND 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 for the Waterset Central Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

TWO PUBLIC HEARINGS AND REGULAR MEETING

DATE: Wednesday, August 13, 2025

TIME: 5:30 p.m. (EST)

LOCATION: The Waterset Club
7281 Paradiso Drive
Apollo Beach, FL 33572

The purpose of the first public hearing is to receive public comment and objections on the District’s proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026 Budget**”). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments upon the lands located within the District to fund the District’s Fiscal Year 2025/2026 Budget; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District’s general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget. A geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District presently operates and maintains storm water facilities, landscaping and irrigation, parks and recreation facilities, and other improvements. The District adopts its budget for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefitted lands within the District pay these assessments. Lands within the District are assigned units of measurement, known as “Equivalent Assessment Units” or “EAUs,” in accordance with their use and as described more fully in the District’s assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance assessments for each product type within the District. (Note that this does not include any debt assessments previously levied by the District and due to be collected for Fiscal Year 2025/2026):

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,974,559.00	
COLLECTION COSTS @ 2%		\$42,011.89	
EARLY PAYMENT DISCOUNTS @ 4 %		\$84,023.79	
TOTAL O&M ASSESSMENT		\$2,100,594.68	
LOT SIZE	# OF UNITS PLANNED	EAU FACTOR	PROPOSED OPERATION & MAINTENANCE ASSESSMENT
Townhomes	112	.44	\$1,928.53
Villas	120	.78	\$1,954.27
SF 40 Series	150	.80	\$1,955.78
SF 50 Series	331	1.00	\$1,970.93
SF 60 Series	270	1.20	\$1,986.07
SF 70 Series	84	1.40	\$2,001.21
TOTAL O&M ASSESSMENT		\$2,100,594.68	

The proposed operation and maintenance assessments include collection costs and/or early payment discounts, which Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than **\$2,100,594.68** in gross revenue, including collection costs and/or early payment discounts.

By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2025/2026, the District intends to have the Tax Collector for Hillsborough County, Florida collect the assessments imposed on the benefitted property within the District. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 The Offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745 Riverview FL 33578, Ph: 813-533-2950, 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 Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District 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 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.

Ruben Durand, District Manager

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Hidden Creek Community Development District (the “**District**”) will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 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 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.hiddencreekcdd.org, or may be obtained by contacting the District Manager’s office via email at audette@hikai.com or via phone at (813) 565-4663.

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.

Proposed FY 2026 Allocation of AR (as if all On-Roll) ((a)

Approx Lot Width	Units	Assigned ERU	Net O&M Assmt/Unit	Total Gross Net Assmt	Gross O&M Assmt/Unit	Total Gross O&M Assmt
22"	148	0.45	\$ 980.62	\$ 145,131.15	\$ 1,043.21	\$ 154,394.83
40"	277	0.80	\$ 1,743.32	\$ 482,898.86	\$ 1,854.59	\$ 513,722.19
50"	300	1.00	\$ 2,179.15	\$ 653,743.94	\$ 2,318.24	\$ 695,472.28
Active Adult Units	391	1.00	\$ 514.52	\$ 201,177.31	\$ 547.36	\$ 214,018.41
Total	1,116			\$ 1,482,951.26		\$ 1,577,607.72

The O&M Assessments (in addition to debt assessments, if any) will appear on the 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.

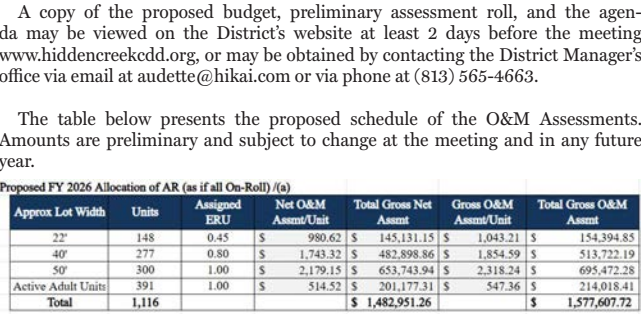
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please 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.

Audette Bruce, District Manager

July 18, 2025

25-02106H



FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of: LGE DESIGN BUILD

Located at 1200 NORTH 52ND STREET In the City of PHOENIX, AZ 85008, HILLSBOROUGH County Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.

LGE FLORIDA, LLC

July 18, 2025

25-02069H

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 TopSide Produce located at 4710 Drawdy Road in the City of Plant City, Hillsborough County, FL 33567 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of July, 2025.

MCS Farms LLC

July 18, 2025

25-02065H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 SENT mobile home bearing vehicle identification number SG15962 and all personal items located inside the mobile home. Last Tenant: Scott C. Ismond, Suzanne A. Leisure, Gary John Francois and Louidamate Jabouin. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

July 18, 25, 2025

25-02124H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

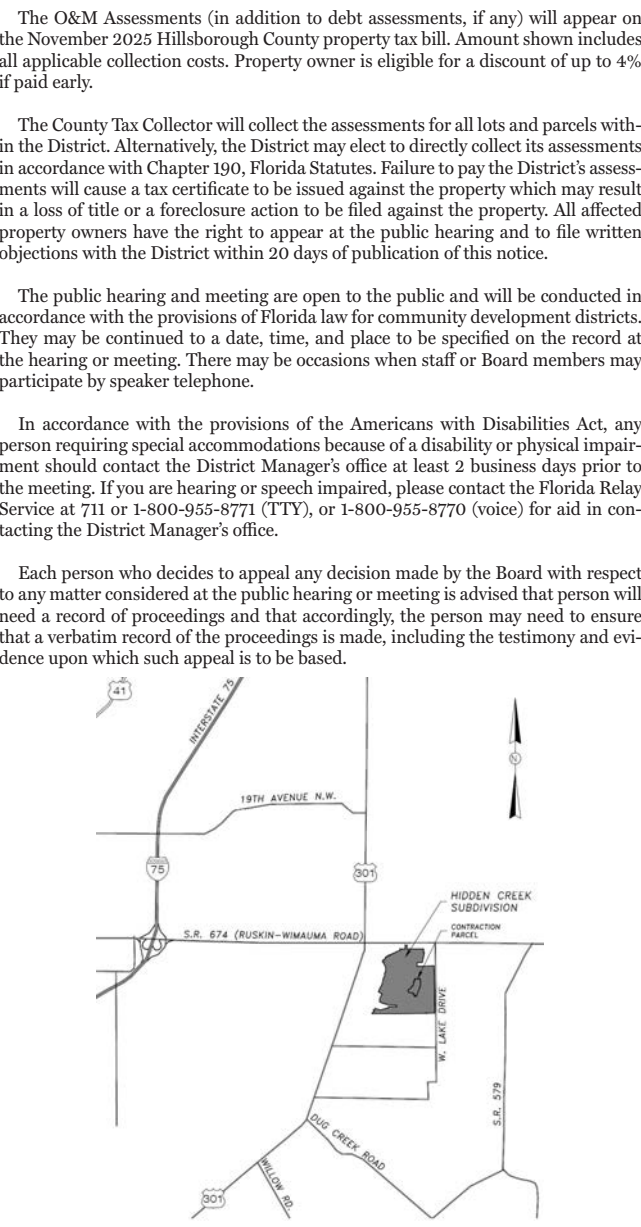
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TMTNT Mountain located at 5330 Archstone Drive Unit 201 in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of July, 2025.

Jim Gabriel

July 18, 2025

25-02100H



FIRST INSERTION

Public Notice

Effective August 11, 2025, Aparajita Mishra, MD, will no longer be providing care at WellMed.

Patients of Dr. Mishra may continue care at WellMed at Plant City

Patients can obtain copies of their medical records at: WellMed at Plant City 507 W Alexander St. Plant City, Florida 33563 Phone: 1-813-754-3504 Fax: 1-813-359-2128

Jul. 18, 25; Aug. 1, 8, 2025

25-02115H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Labor to Remove and Install New Caulking at Raymond James Stadium.

BID #24-21

Architectural Panels And Precast Concrete Caulking, RJS

MANDATORY PRE-BID CONFERENCE

Wednesday, July 30, 2025 at 10am

FIRST INSERTION

(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE

Friday, August 8, 2025 not later than 10am

Bid packages will be available for distribution on Monday, July 14, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorlink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 11th Day of July, 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

July 18, 2025

25-02090H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Varrea South Community Development District (“District”) hereby gives notice of its intent to develop a rule entitled Rules Relating to Parking on District Property (“Proposed Rule”). The Proposed Rule number is PARKING-1. The Proposed Rule will address such areas as parking and towing of vehicles on District property, notice regarding the same, and other District penalties related to the same. The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041 Florida Statutes. Public hearings will be conducted by the District on August 27, 2025, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619, at 10:00 a.m.

Additional information regarding these public hearings may be obtained from the District’s website, <https://varreasouthcdd.net> or by contacting the District Manager, Andrew Kantarzhii, at kantarzhia@whhassociates.com or by calling (561) 571-0010. A copy of the Proposed Rule may be obtained, without cost, by contacting the District Manager, Wrathell, Hunt & Associates LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010.

Andrew Kantarzhii, District Manager

July 18, 2025

25-02127H

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon

Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2006_V23

PUBLIC SALES

FIRST INSERTION

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN OPERATION AND MAINTENANCE 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 Waterset North Community Development District (“District”) will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING	
DATE:	August 26, 2025
TIME:	6:00 p.m.
LOCATION:	Landings 7012 Sail View Lane Apollo Beach, Florida 33572

The purpose of the first public hearing is to receive public comment and objections on the District’s proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2025/2026 Budget”). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District’s Fiscal Year 2025/2026 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District’s general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefitted lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as “Equivalent Assessment Units” or “EAUs,” in accordance with their use and as described more fully in the District’s assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2025/2026.)

WATERSET NORTH CDD FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE				
TOTAL O&M BUDGET		\$2,391,286.00		
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6%		\$152,635.28		
TOTAL O&M ASSESSMENTS		\$2,543,921.28		
Product Type	Number of Units	Operation and Maintenance Assessment Amounts: FY 2024/2025 and FY 2025/2026		
Platted Parcels (per lot)		Fiscal Year 2024-2025	Fiscal Year 2025-2026	
Single Family 30’	44	\$1,084.84	\$1,150.10	
Single Family 40’	301	\$1,356.05	\$1,437.62	
Single Family 50’	592	\$1,506.72	\$1,597.36	
Single Family 60’	349	\$1,808.06	\$1,916.83	
Single Family 70’	153	\$2,109.41	\$2,236.30	
Single Family 80’	25	\$2,410.76	\$2,555.78	
Montessori School	1	\$1,506.72	\$1,597.36	
Daycare	1	\$1,506.72	\$1,597.36	
Townhome	46	\$753.36	\$798.68	

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than \$2,543,921.28 in gross revenue (this gross revenue amount includes Hillsborough County’s 6% collection costs and early payment discounts).

By operation of law, the District’s yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2025/2026, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.**

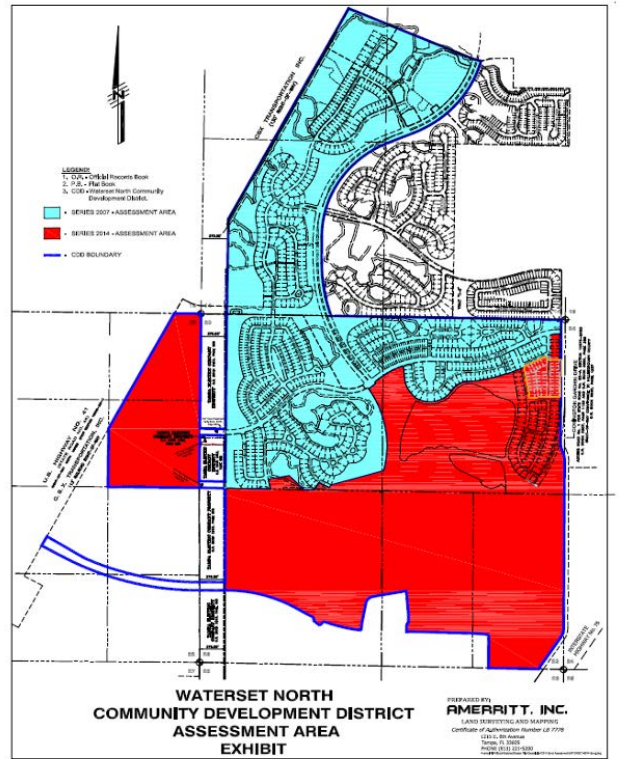
Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578, Ph: 813-533-2950, 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 Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District 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 within twenty (20) 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.

Ruben Durand, District Manager



July 18, 25, 202525-02055H

FIRST INSERTION	
NOTICE OF PUBLIC SALE: Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/23/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes.	
5XYZT3LB6HG403869	
2017 HYUNDAI SANTA FE SPORT	
JTDBT923871046666	
2007 TOYOTA YARIS	
2T2HK31U49C109883	
2009 LEXS R350	
WDCGG5HB0EG202889	
2014 MERCEDES-BENZ GLK350	
JTEBT14R268034641	
2006 TOYOTA 4RUNNER	
2T3ZF4DV3BW054443	
2011 TOYOTA RAV4	
5J8TB4H51DL006071	
2013 ACUR RDX	
5TDDK3EH4DS203312	
2013 TOYT HGH	
4T3ZA3BB7EU082476	
2014 TOYOTA VENZA LE/XLE	
KM8J3CA23HU382327	
2017 HYUN TCN	
July 18, 2025	25-02131H

FIRST INSERTION	
Fictitious Name Notice Notice is hereby given that ALPHA X OMEGA, LLC, OWNER, desiring to engage in business under the fictitious name of A X W located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	
July 18, 2025	25-02123H
FIRST INSERTION	
Fictitious Name Notice Notice is hereby given that CODY MICHAEL FERENCHAK, OWNER, desiring to engage in business under the fictitious name of FERENCHAK GROUP located at 14320 FISSORE BLVD, WIMAUMA, FLORIDA 33598 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.	
July 18, 2025	25-02080H

FIRST INSERTION	
NOTICE OF PUBLIC SALE: Notice is hereby given that on 08/12/2025 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585. Name: THE JET SKI DOCTOR, INC YAMA1264F121 2021 YAMA 4672.62 TEL:813-697-1791 MV#: MV113725 LOCATION: 1056 NW 3RD STREET HALLANDALE, FL 33009/ Name: VISBAL BODY SHOP INC 5N1DLOMNOKC529749 2019 INFI 9773.44 TEL:813-697-1791 MV#: MV104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/ Name: GATORS AUTO REPAIR INC 1GKKNMLS8HZ233778 2017 GMC 11122.11 TEL:813-697-1791 MV#:MV112974 LOCATION: 4334 W WATERS AVE, TAMPA, FL 33614/ Name: GATORS AUTO REPAIR INCKM8r44HEoLU087734 2020 HYUN 22800.85 TEL:813-697-1791 MV#: MV112974 LOCATION: 4334 W WATERS AVE, TAMPA, FL 33614/ Name: HERNANDEZ AUTO BODY SHOP LLC 2C3CDBCK3RR205393 2024 DODG 2741.75 TEL:813-697-1791 MV#: MV-107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614/ HERNANDEZ AUTO BODY SHOP LLC 5LMCJ1CAXPULO4193 2023 LINC 17608.65 TEL:813-697-1791 MV#: MV-107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614/	
July 18, 2025	25-02084H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 23-CA-012573 Freedom Mortgage Corporation, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lori Jo Pierce a/k/a Lori Pierce, Deceased, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012573 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lori Jo Pierce a/k/a Lori Pierce, Deceased; Jason Daniel Royalty a/k/a Jason Royalty 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.	

FIRST INSERTION

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
Landscape & Irrigation Maintenance Services
Hillsborough County, Florida

Triple Creek Community Development District (the “District”) hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Triple Creek Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning July 21, 2025, at 12:00 p.m. (EST) for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District’s consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (813) 993-5571.

There will be a mandatory Pre-Proposal Meeting on July 25, 2025, at 10:00 a.m. (EST) at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until August 6, 2025 at 12:00 p.m. (EST)

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Triple Creek CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial year of the Agreement along with an option for four (4) additional one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on August 26, 2025, at 6:00 p.m. (EST) at the Hammock Club, located at 13013 Boggy Creek Dr., Riverview, Florida, 33579, to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@rizzetta.com, with a copy to Bennett Davenport at Bennett.Davenport@KutakRock.com, no later than August 5, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 4:00 p.m. (EST), August 6, 2025.

Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on August 13, 2025, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Rd. Suite 2745, Riverview, Florida 33578, Attention: John Fowler. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District’s Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813)993-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Triple Creek Community Development District
Matt O’Nolan, District Manager monolan@rizzetta.com
July 18, 2025

25-02107H

FIRST INSERTION	
hillsborough.realforeclose.com, beginning at 10:00 AM on the 6th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 73 DEGREES 15 MINUTES 55 SECONDS EAST 470.09 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE SOUTH 137.45 FEET TO THE POINT OF BEGINNING. TAX ID: U-30-29-22-ZZZ-000005-00040.0 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fjud13.org Dated this 9th day of July, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00688 July 18, 25, 2025	
25-02056H	

PUBLIC SALES

FIRST INSERTION

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“**Board**”) for the Waterset South Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE: August 14th , 2025

TIME: 9:00 A.M.

LOCATION: 2700 South Falkenburg Road, Suite 2745
Riverview, Florida 33578

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

Description of Assessments

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
PHASES A, D-1, D-2, G-1			
Single Family 40'	264	0.80	\$1,170.48
Single Family 50'	182	1.00	\$1,463.10
Single Family 60'	126	1.20	\$1,755.72
Single Family 70'	26	1.40	\$2,048.34
PHASE G-2			
Single Family 50'	167	1.00	\$1,463.10
Single Family 60'	86	1.20	\$1,755.72
Single Family 70'	50	1.40	\$2,048.34
PHASE B			
Duplex/Paired Villa	46	0.00	\$919.87
Single Family 50'	77	0.00	\$1,277.59
Single Family 60'	59	0.00	\$1,533.11
PHASE E			
Townhome 20'	132	0.40	\$585.24
Townhome 24'	72	0.48	\$702.29
Single Family 62.5'	76	1.25	\$1,828.87
CONVENTIONAL			
Single Family 40' (PH H)	71	0.00	\$0.00
Single Family 50' (PH H)	77	0.00	\$0.00
Single Family 60' (PH H)	13	0.00	\$0.00
Single Family 70' (PH H)	25	0.00	\$0.00
AGE QUALIFIED			
Duplex/Paired Villa (PH C)	54	0.00	\$0.00
Single Family 50' (PH C)	176	0.00	\$0.00
Single Family 60' (PH C)	140	0.00	\$0.00

*includes collection costs and early payment discounts

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Touchstone Community Development District (the “**District**”) will hold a public hearing and a meeting on August 12, 2025, at 8:00 a.m. at The Touchstone Clubhouse located at 4205 Wild Senna Blvd, Tampa, Florida 33619.

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 two (2) days before the meeting at https://www.touchstonecdd.com/ or may be obtained by contacting the District Manager's office via email at alba.sanchez@infamark.com or via phone at 813-991-1116.

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.

Alba Sanchez, District Manager
July 18, 25, 2025

25-02108H

HILLSBOROUGH COUNTY

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

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County (“**County**”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614, (813) 933-5571 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at https://www.watersetsouthcdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

Ruben Durand, District Manager



July 18, 25, 2025

25-02058H

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the DG Farms Community Development District (the “**District**”) will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Holiday Inn Express & Suites located at 226 Teco Road, Ruskin, Florida 33701.

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.dgfarmscdd.org or may be obtained by contacting the District Manager's office via email at andy@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.

Andy Mendenhall, District Manager
July 18, 25, 2025

25-02109H

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Southshore Bay Community Development District (the “**District**”) will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 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 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.southshorebaycdd.org, or may be obtained by contacting the District Manager's office via email at Audette@hikai.com or via phone at (813) 565-4663.

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.

Table 1 - Proposed FY 2026 Allocation of AR (as if all On-Roll)					
Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
Active Adult	1.00	\$ 514.52	\$ 238,222.76	\$ 547.36	\$ 253,428.47
Production 22' (TH Phase 5)	0.03	\$ 116.69	\$ 22,870.55	\$ 124.13	\$ 24,330.38
Production 22' (TH Phase 6)	0.45	\$ 1,580.21	\$ 733,216.82	\$ 1,681.07	\$ 780,017.89
Total			\$ 994,310.13		\$ 1,057,776.73

The O&M Assessments (in addition to debt assessments, if any) will appear on the 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.

Audette Bruce, District Manager



July 18, 2025

25-02126H

FIRST INSERTION

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

PROBATE DIVISION
File No. 2025-CP-2206
IN RE: ESTATE OF
EVELYN J. TYRE
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: EVELYN J. TYRE, File Number 2025-CP-2206.

The address of the court where this probate is pending is: Circuit Court for Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL, 33602.

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.

Date of death of the decedent is: 06/14/2025.

The date of first publication of this notice is: July 18, 2025

The second week of publication is: July 25, 2025

Personal Representative(s):
David W. Tyre.

Attorney for the representative(s):

By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
July 18, 25, 2025

25-02128H

--- PUBLIC SALES ---

FIRST INSERTION

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the K-Bar Ranch II Community Development District will hold two public hearings and a regular meeting on August 21, 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 first public hearing is to receive public comment and objections on the Fiscal Year 2025/2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2025/2026 upon the lands located within the District, a depiction of which lands is shown below; consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578, 813-533-2950 or email at: monolan@rizzetta.com during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted and unplatted lots using an equalized per unit basis or by stratification of lot size. For more detail, a copy of the Fiscal Year 2025/2026 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$2,319,580.00
COLLECTION COSTS @ 2.0%	\$49,352.77
EARLY PAYMENT DISCOUNT @4%	\$98,705.53
TOTAL O&M ASSESSMENT	\$2,467,638.30

Land Use	Total #	Proposed O&M Assessment (including collection costs / early payment discounts)	EAU Factor for Allocating Field Costs
Platted Lots			
Villa	56	\$1,761.18	0.60
SF 50'	444	\$2,758.69	1.00
SF 65'	276	\$3,506.82	1.30
SF 40'	78	\$2,259.93	0.80

The Hillsborough County tax collector will collect the assessments for platted lots. The District will directly collect the assessments for unplatted acreage and will be sending out a bill in November 2025. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

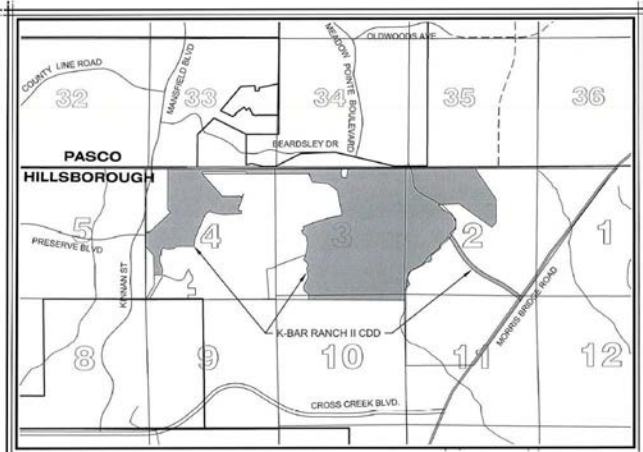
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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.

Matt O'Nolan, District Manager



July 18, 25, 2025 25-02059H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors meeting of the
Panther Trails Community Development District

The Board of Supervisors (the “Board”) of the Panther Trails Community Development District (the “District”) will hold a public hearing and a meeting on August 14, 2025, at 5:30 p.m. at Carriage Pointe Clubhouse, 11796 Ekker Road, Gibsonton, FL 33534.

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 https://www.panthertrailsdcd.org/ at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at monolan@rizzetta.com or via phone (813) 533-2950.

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

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed FY 2025/2026 O&M Assessments

TOTAL O&M BUDGET	\$ 1,155,709.00
COLLECTION COSTS @ 2.0%	\$ 24,589.55
EARLY PAYMENT DISCOUNT @ 4%	\$ 49,179.11
TOTAL O&M ASSESSMENT	\$ 1,229,477.66

LOT SIZE	EAU	UNITS	PER LOT O&M 2024/2025	PROPOSED PER LOT O&M 2025/2026
PLATTED LOTS				
Single Family 40'	1.00	285	\$1,478.88	\$1,514.14
Single Family 50'	1.00	527	\$1,478.88	\$1,514.44
TOTAL UNITS		812		

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.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001986
IN RE: ESTATE OF
PHYLLIS ANN FISHER,
Deceased.

The administration of the estate of PHYLLIS ANN FISHER, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is July 18, 2025

JAMES P. HINES, JR.
Personal Representative
315 S. Hyde Park Ave.
Tampa, FL 33606

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 18, 25, 2025 25-02049H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-002224
Division: B
IN RE: ESTATE OF
WILLIAM JOSEPH BATTLE,
Deceased.

The administration of the Estate of William Joseph Battle, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg's Street, Tampa, Florida 33609. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Brenda B. Battle
1207 West Northmoor Place
Tampa, Florida 33612
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 18, 25, 2025 25-02052H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1560
IN RE: ESTATE OF
SANDRA JO PALMER,
Deceased.

The administration of the estate of SANDRA JO PALMER, 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 Post Office Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: July 18, 2025.

JOHN RUSSELL PALMER
a.k.a. RUSS PALMER
Personal Representative
4775 Cove Circle, #901
St. Petersburg, FL 33708
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattleman Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
July 18, 25, 2025 25-02087H

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

July 18, 25, 2025 25-02105H

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Riverbend West Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 18, 2025, at 6:00 p.m. at the SouthShore 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://www.riverbendwestcdd.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 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	OM Units	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year’s FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
Single Family	255	\$2,207.61	\$1,068.53	106.6%	\$1,139.08	\$94.92
Single Family Partial	84	\$2,207.61	\$1,068.53	106.6%	\$1,138.08	\$94.92

PLEASE NOTE: This chart shows the proposed maximum increase on both an annual and monthly basis. The actual increase in assessment may end up being lower than listed above. Please contact us directly with any questions.

The O&M Assessments (in addition to debt assessments, if any) will appear on the 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.

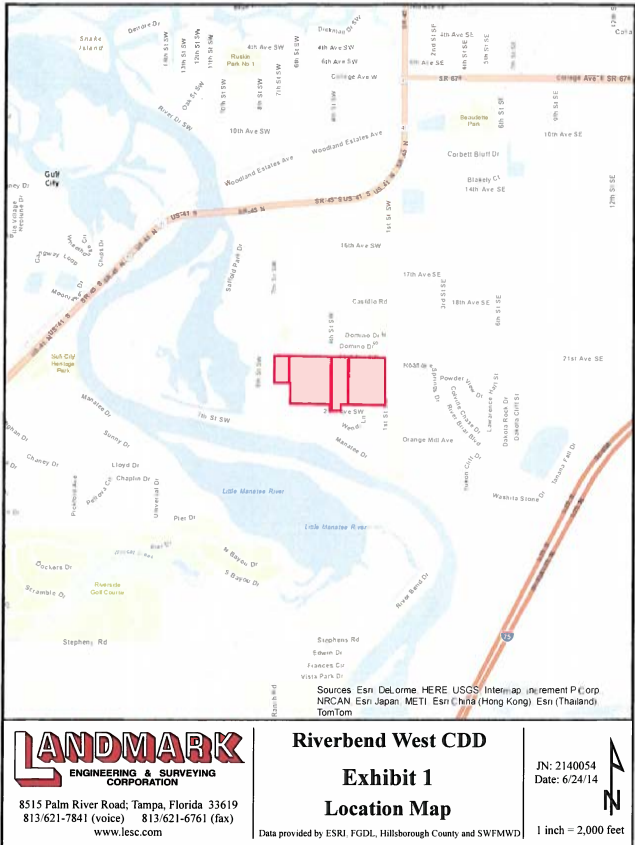
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be 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 18, 202525-02066H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-002165
Division: A
IN RE: ESTATE OF
DEBRA LYNN GADZAK
MCWHIRTER,
Deceased.

The administration of the Estate of Debra Lynn Gadzak McWhirter, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33609. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Christopher McComas
9507 McIntosh Road
Dover, Florida 33527
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 18, 25, 202525-02053H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
UCN: 292025CP002146A001HC
Ref. 25-CP-002146
IN RE: ESTATE OF
CLYDE GUPTA, a/k/a
CLYDE GOOPTAR,
Deceased.

If you have been served with a copy of this NOTICE and you have any claim or demand against the Decedent’s estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the Decedent

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-2169
IN RE: ESTATE OF
JOHN W. MCALINDEN, aka
JOHN WARREN MCALINDEN, JR.
Deceased.

The administration of the estate of JOHN W. MCALINDEN, also known as JOHN WARREN MCALINDEN, JR., deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: July 18, 2025.

DEBORAH A. MCALINDEN
Personal Representative
10612 Stanford Road
Wimauma, FL 33598
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 18, 25, 202525-02074H

FIRST INSERTION

and other persons who have claims or demands against the Decedent’s estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN F.S. §733.702 WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT’S DEATH.

The address of the court where this probate is pending is 800 E. Twiggs Street, Tampa, Florida 33602.

The Personal Representative has no duty to discover whether any property

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-2329
IN RE: ESTATE OF
ROXANNE BARBARA
ANDERSON,
Deceased.

The administration of the estate of ROXANNE BARBARA ANDERSON, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is: July 18, 2025.

ROBERT D. HINES
Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 18, 25, 202525-02088H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-2399
Division B
IN RE: ESTATE OF
BERNADETTE PHILBIN
Deceased.

The administration of the estate of Bernadette Philbin, deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent’s

death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
/s/ Tara Philbin
Tara Philbin
6463 109th Avenue N.
Pinellas Park, FL 33782
Attorney for Personal Representative:
/s/ Brian P. Buchert
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
July 18, 25, 202525-02114H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002289
Division A
IN RE: ESTATE OF
JOSEPH BONOMOLO,
Decedent.

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

All creditors of the Decedent and other persons having claims or demands against Decedent’s estate, on whom a copy of this notice is required to be served, must file their claims

with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The Personal Representative 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 Community Property Rights at Death Act as described in §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under § 732.221, Florida Statutes.

The date of first publication of this notice is: July 18, 2025.

Signed on this 16th day of July, 2025.

Jeffrey Blinn
3725 Bob Evans Dr.
Valrico, FL 33594
Personal Representative
Timothy C. Martin, Esq.
Florida Bar No. 91842
Martin Law Office, P.A.
PO Box 55234
St. Petersburg, FL 33732
Telephone: (813) 260-1413
Email: timmm@martinlawfl.com
Attorney for Personal Representative
July 18, 25, 202525-02132H

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

ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000476
IN RE: ESTATE OF JANET A. HAMLIN, Deceased.

The administration of the estate of Janet A. Hamlin, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO 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.

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

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

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

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

The date of first publication of this notice is 07/18/2025.

Personal Representative:
Drew Daddono
1227 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
July 18, 25, 2025 25-02075H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001497
Division: A
IN RE: ESTATE OF JOHN THOMAS KIELEY, Deceased.

The administration of the Estate of John Thomas Kieley, deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg's Street, Tampa, Florida 33609. 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 18, 2025.

Personal Representative:
Patricia Ann Kieley
111 Hamlet Hill Road, Unit 506
Baltimore, Maryland 21210
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 18, 25, 2025 25-02073H

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. 21-CA-008872
DIVISION: E
RF-Section I

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF AMADA HERNANDEZ A/K/A AMADA N. HERNANDEZ A/K/A AMANDA NIURKA HERNANDEZ, DECEASED; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CHARLOTTE NIXSE DESCHANEL A/K/A CHARLOTTE N. DESCHANEL A/K/A BARBARA NIXSE MENENDEZ; NIURKA CALVACHE; 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 July 3, 2025, and entered in Case No. 21-CA-008872 of the Circuit Court in and for Hillsborough County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF AMADA HERNANDEZ A/K/A AMADA N. HERNANDEZ A/K/A AMANDA NIURKA HERNANDEZ, DECEASED; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CHARLOTTE NIXSE DESCHANEL A/K/A CHARLOTTE N. DESCHANEL A/K/A BARBARA NIXSE MENENDEZ; NIURKA CALVACHE; 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 October 1, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 19, BLOCK 2, PEBBLE-BROOK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 54 OF THE PUBLIC RECORDS OF HILLSBORUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED 7/10/2025.

By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
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
1162-158987 / TMI
July 18, 25, 2025 25-02110H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-012733

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2021-NQM2

Plaintiff, v. SHANTAE HOPPS; ESPERANZA HOPPS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 8, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 15 IN THE NE 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE WEST 100 FEET FOR A POINT OF BEGINNING; FROM THENCE RUN WEST 200 FEET, THENCE NORTH 217 1/2 FEET, THENCE EAST 200 FEET, AND THENCE SOUTH 217 1/2 FEET TO THE POINT OF BEGINNING. a/k/a 10010 ALSOBROOK AVE,

RIVERVIEW, FL 33578-5005 at public sale, to the highest and best bidder, for cash, online at <http://www.hillsborough.realforeclose.com>, on August 06, 2025 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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 by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 7 day of July, 2025.
eXL Legal, PLLC
Designated Email Address: efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008830
July 18, 25, 2025 25-02072H

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO: 2024-CA-001319
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES, Plaintiff v.

JENNIFER D. TISHLER; ET AL., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated April 9, 2025, and Order on Plaintiff's Motion to Cancel & Reschedule Foreclosure Sale Set for July 15, 2025 dated June 20, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 19th day of August, 2025, at 10:00 A.M. to the highest and best bidder for cash, at <http://www.hillsborough.realforeclose.com> on the following described property:

LOT 2, BLOCK 4, HARBOR VIEW PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 3302 W Harbor View Avenue, Tampa, FL

33611
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated: July 10, 2025.
BITMAN, O'BRIEN, PLLC
/s/ Samantha Darrigo
Samantha Darrigo, Esquire
Florida Bar No.: 92331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
July 18, 25, 2025 25-02063H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 19-CA-010138
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT, Plaintiff, v. DAVID CONCEPCION, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 29, 2022 and entered in Case No. 19-CA-010138 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein DAVID CONCEPCION, et al, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at <https://www.hillsborough.realforeclose.com> on September 10, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 20, IN BLOCK 5, OF BELMONT PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10205 STEDFAST CT, RUSKIN, FL 33573 (the "Property").

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 WITHIN 60 DAYS AFTER THE SALE.

IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidotiberger.com
July 18, 25, 2025 25-02062H

FIRST INSERTION

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

CASE NO.: 24-CA-006292
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST Plaintiff(s), vs. ANITA NEWTON; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 8, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of August, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 5, BLOCK 5, EDGEWATER PLACE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 73 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 8517 Edgewater Place Boulevard, Tampa, FL 33615

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. Respectfully submitted,

/s/ Betsy Falgas
PADGETT LAW GROUP
BETZ Y FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-005975-1
July 18, 25, 2025 25-02057H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-002613
DIVISION: K

Truist Bank Plaintiff, -vs.-

Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Anthony G. Friel; Unknown Spouse of Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Anthony G. Friel; GoodLeap, LLC f/k/a Loanpal, LLC; 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)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-002613 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, Plaintiff and Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Anthony G. Friel 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 8, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 14, SUNSET PARK, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE

46, 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: FLService@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: FLService@logs.com
For all other inquiries: mtbbji@logs.com
By: /s/ Lara Diskin
FL Bar # 43811
for Michael L. Tebbi, Esq.
FL Bar # 70856
24-330964 FC01 SUT
July 18, 25, 2025 25-02120H

--- ACTIONS / SALES ---

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 23-CA-000876</p> <p>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AMQ 2006-HE7</p> <p>ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7,</p> <p>Plaintiff, vs.</p> <p>ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EVELYN PARPER, DECEASED; EMELIA GABBIDON; UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA; TAMBA SONGU-MBRIWA; SOHKOR SOLANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TRINITY FINANCIAL SERVICES, LLC; FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES; SERVICE FINANCE COMPANY, LLC; are defendants.</p> <p>VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on August 4, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 76, FAWN RIDGE VIL-LAGE "A", A SUBDIVISION AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 72, PAGE(S) 19, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH 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>This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to partici-pate in this 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 St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 15th day of July 2025.</p> <p>Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 21-00221 SPS V6.20190626</p> <p>July 18, 25, 202525-02117H</p>

FIRST INSERTION
<p>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</p> <p>CIVIL DIVISION</p> <p>CASE NO. 23-CA-016153</p> <p>DIVISION: I</p> <p>RF -Section II</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</p> <p>Plaintiff, vs.</p> <p>STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; 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,</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 12, 2025 and an Order Resetting Sale dated July 1, 2025 and entered in Case No. 23-CA-016153 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; 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 7, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:</p>

OF EVELYN PARPER, DECEASED; EMELIA GABBIDON; UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA; TAMBA SONGU-MBRIWA; SOHKOR SOLANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TRINITY FINANCIAL SERVICES, LLC; FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES; SERVICE FINANCE COMPANY, LLC; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on August 4, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 76, FAWN RIDGE VIL-LAGE "A", A SUBDIVISION AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 72, PAGE(S) 19, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to partici-pate in this 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 St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 15th day of July 2025.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 21-00221 SPS
V6.20190626

July 18, 25, 202525-02117H

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</p> <p>CIVIL DIVISION</p> <p>Case No. 25-CA-001913</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</p> <p>Plaintiff, vs.</p> <p>ELSA ANTONIA CINTRON AKA ELSA A CINTRON AKA ELSA CINTRON, KATHERINE M. GOING, et al.</p> <p>Defendants.</p> <p>TO: KATHERINE M GOING</p> <p>CURRENT RESIDENCE UNKNOWN</p> <p>LAST KNOWN ADDRESS</p> <p>204 LAKEVIEW DR</p> <p>TARPON SPGS, FL 34689 5380</p> <p>UNKNOWN SPOUSE OF</p> <p>KATHERINE M GOING</p> <p>CURRENT RESIDENCE UNKNOWN</p> <p>LAST KNOWN ADDRESS</p> <p>204 LAKEVIEW DR</p> <p>TARPON SPGS, FL 34689</p> <p>UNKNOWN TENANTS/OWNERS 1</p> <p>BELIEVED TO BE AVOIDING SERVICE AT:</p> <p>10243 VILLA PALAZZO CT</p> <p>TAMPA, FL 33615</p> <p>You are notified that an action to foreclose a mortgage on the follow-ing property in Hillsborough County, Florida:</p> <p>LOT 1, BLOCK C, WEST BAY TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 51 AND 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>commonly known as 10243 VILLA PALAZZO CT, TAMPA, FL 33615</p> <p>has been filed against you and you are re-quired to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa,</p>

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

GENERAL JURISDICTION

DIVISION

CASE NO. 24-CA-006079

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1,

Plaintiff, vs.

ANODAS HALLETT A/K/A ANODA HALLET AND TIMOTHY E. HALLETT, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursu-ant to a Final Judgment of Foreclo-sure dated June 12, 2025, and entered in 24-CA-006079 of the Circuit Court

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 18-CA-007672</p> <p>SELENE FINANCE LP,</p> <p>Plaintiff, vs.</p> <p>JAMES J. HEDAHL AKA JAMES HEDAHL AND JUAN C. RICARDES, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursu-ant to a Final Judgment of Foreclo-sure dated June 18, 2025, and entered in 18-CA-007672 of the Circuit Court of the THIRTEENTH Judicial Cir-cuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JAMES J. HEDAHL AKA JAMES HEDAHL; UNKNOWN SPOUSE OF JAMES J. HEDAHL AKA JAMES HEDAHL; JUAN C. RICARDES 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 08, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 19, BLOCK 5, MIDWAY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE(S) 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 6108 ELKINS AVENUE SOUTH, TAMPA, FL 33611</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>

Florida 33601, (813) 229-0900, on or before 7/23/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immedi-ately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY ACT If you are a person with a dis-ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To re-quest such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Ac-commodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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 Coordina-tor, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hear-ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated: June 17, 2025.

CLERK OF THE COURT

Honorable Victor D. Crist

800 Twiggs Street, Room 530

Tampa, Florida 33602

(SEAL) By: JENNIFER TAYLOR

Deputy Clerk

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2529163/wlp
July 18, 25, 202525-02076H

FIRST INSERTION
<p>of the THIRTEENTH Judicial Cir-cuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSO-CIATION, AS TRUSTEE, AS SUC-CESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC-ITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1 is the Plaintiff and ANODAS HALLETT A/K/A ANODA HALLET; TIMOTHY E. HALLETT; UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPER-TY 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.realfore-close.com, at 10:00 AM, on August 07, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 3, SOUTH COUNTY ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK</p>

lis pendens must file a claim in ac-cordance with Florida Statutes, Section 45.031.

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a dis-ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To re-quest such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Ac-commodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review 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 Coordina-tor, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hear-ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated this 14 day of July, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

17-117546 - NaC

July 18, 25, 202525-02102H

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 25-CA-005009</p> <p>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,</p> <p>Plaintiff, vs.</p> <p>RONALD ZWEIG, TRUSTEE OF THE ZWEIG REVOCABLE TRUST DATED APRIL 20, 1999 AND RONALD ZWEIG, et al.</p> <p>Defendant(s),</p> <p>TO: UNKNOWN BENEFICIA-RIES OF THE ZWEIG REVOCABLE TRUST DATED APRIL 20, 1999, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grant-ees, assignees, lienors, creditors, trust-ees, and all parties claiming an interest by, through, under or against the Defen-dants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be-ing foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>CONDOMINIUM UNIT NO. 203 B, OF BUILDING B, EGYPT LAKE BEACH CLUB, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OF-FICIAL RECORDS BOOK 4916, PAGE 438, AND AS RECORD-ED IN CONDOMINIUM PLAT BOOK 9, PAGE 75, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED, TO-GETHER WITH AN UNDIVID-ED SHARE IN THE COMMON ELEMENTS APPURTENANT</p>

THERETO.

has been filed against you and you are required to serve a copy of your writ-en defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-gress Ave., Suite 100, Boca Raton, Flor-ida 33487 on or before August 18, 2025 /(30 days from Date of First Publica-tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or im-me-diatly 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 cer-tain assistance. To request such an ac-commodation, please contact Court Ad-ministration at least 7 days before your scheduled court appearance, or im-me-diatly upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.

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

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

(SEAL) BY: Mustafa Divan

DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 CONGRESS AVE., SUITE 100

BOCA RATON, FL 33487

PRIMARY EMAIL:

FLMAIL@RASLG.COM

25-295428

July 18, 25, 202525-02078H

FIRST INSERTION
<p>83, PAGE 89 PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 15226 CARL-TON LAKE RD, WIMAUMA, FL 33598</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 ac-cordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a dis-ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To re-quest such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Ac-commodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL</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 Coordina-tor, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hear-ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated this 14 day of July, 2025.

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

24-248979 - ErS

July 18, 25, 202525-02104H

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 29-2024-CA-005340</p> <p>UNITED WHOLESALE MORTGAGE, LLC,</p> <p>Plaintiff, vs.</p> <p>JACOB H. CROCKER, et al.</p> <p>Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursu-ant to a Final Judgment of Foreclo-sure dated May 08, 2025, and entered in 29-2024-CA-005340 of the Circuit Court of the THIRTEENTH Judi-cial Circuit in and for Hillsborough County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and JACOB H. CROCK-ER; EXCHANGE AT WESTSHORE HOMEOWNERS' ASSOCIATION, INC.; WELLS FARGO BANK, N.A. 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 07, 2025, the following described prop-erty as set forth in said Final Judg-ment, to wit:</p> <p>LOT 33, SOUTH WESTSHORE TOWNHOMES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 4810 W MCELROY AVENUE #7, TAM-PA, FL 33611</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 accor-</p>

dance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 14 day of July, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email: dsalem@raslg.com

24-212612 - MaM

July 18, 25, 202525-02103H

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002409 DIVISION: D ATLANTIC INDEMNITY ONE GROUP, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, Plaintiff, vs. PALMETTO COVE COMMUNITY ASSOCIATION 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY Defendant. NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated April 15, 2025, and entered in Case No.: 25-CA-002409 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the property will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 26th day of August, 2025, the following described property as set forth in said Order or Final Judgement, to wit: (LEGAL DESCRIPTION) LOT 5 BLOCK 8 OF PALMETTO COVE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-	ED IN PLAT BOOK 111, PAGES 7 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Address: 4535 LIMERICK DRIVE, TAMPA, FL 33610-9173 The above is to be published in the Business Observer. 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 within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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. Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A. 7821 N. Dale Mabry Hwy, Ste 110 Tampa, FL 33614 Phone: (813) 574-7736 Fax: (813) 200-1057 Charles@pinsonlawpa.com Fla. Bar No.: 125279 Attorney for Plaintiff July 18, 25, 202525-02118H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-007326 FIFTH THIRD BANK, NATIONAL ASSOCIATION,, Plaintiff, vs. MARJORIE A DIXON, et al., Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST MARJORIE A. DIXON A/K/A MARJORIE DIXON A/K/A MARJORIE ANN DIXON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVI-SEES, GRANTEES, OR OTHER CLAIMANT'S (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 26, BLOCK 11, ENGLEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before	7/22/2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court this 16 day of June, 2025. Victor Crist CLERK OF COURT OF HILLSBOROUGH COUNTY (SEAL) By Jennifer Taylor As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 24-10281FL July 18, 25, 202525-02096H

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-003616 METROPOLITAN LIFE INSURANCE COMPANY Plaintiff vs. ANGIE S. ROMAN F/K/A ANGIE S. HURTADO; et al Defendants TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants Property address: 1334 Coolmont Dr Brandon Florida 33511 YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Hillsborough County, Florida regarding the subject property with a legal description, to-wit: LOT 4, BLOCK 3, HEATHER LAKES UNIT XIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows:	Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 8/14/2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. 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. To request such an accommodation please contact the Clerk's ADA Coordinator at Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 (813) 279-8100, Ext. 4347 within seven working days of the date the service is needed, 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 on 7/9/2025 VICTOR D. CRIST CLERK OF THE COURT (SEAL) By: JENNIFER TAYLOR As Deputy Clerk Clerk of Court address 800 E. Twiggs St., Room 101 Tampa, FL 33602 Gary Gassel, Esquire, Law Office of Gary Gassel, P.A. the plaintiff's attorney, 2191 Ringling Boulevard, Sarasota, Florida 34237 Primary email address Pleadings@Gassellaw.com July 18, 25, 202525-02092H

FIRST INSERTION	
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000976 Division A IN RE: ESTATE OF RITA D. BEDARD, aka DORIS RITA OVELETTE Deceased. TO: RENEE GAUDET Address unknown. RHONDA MASTERS Address unknown. ALAN JACKLIN Address unknown. JOEL JACKLIN Address unknown. JILL ST. JEAN Address unknown. ROBERT ST. JEAN Address unknown. KEITH ST. JEAN Address unknown. CHRISTINE STROUT Address unknown. ANY KNOWN OR UNKNOWN NATURAL PERSON, AND, WHEN DESCRIBED AS SUCH, THE UNKNOWN SPOUSES, HEIRS, DEVI-SEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY KNOWN OR UNKNOWN PERSON WHO IS KNOW TO BE DEAD OR IS NOT KNOWN TO BE EITHER DEAD OR ALIVE. YOU ARE NOTIFIED that a Petition for Establishment and Probate of Lost or Destroyed Will and Appointment of Personal Representative has been filed in this court. You are required to serve a copy of your written defenses, if any,	on petitioner's attorney, whose name and address are: JAMES S. EGGERT, EGGERT FITZPATRICK, 811-B Cypress Village Blvd., Ruskin, FL 33573 on or before September 3, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Signed on this 8 day of JULY, 2025. As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk JAMES S. EGGERT, EGGERT FITZPATRICK, 811-B Cypress Village Blvd., Ruskin, FL 33573 July 18, 25, 202525-02091H

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004887 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CLAYTON THOMAS WHEELER, et. al. Defendant(s), TO: CLAYTON THOMAS WHEELER, UNKNOWN SPOUSE OF CLAYTON THOMAS WHEELER, 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 17, BLOCK 4, LAKEMONT HILLS - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 30, 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 August 18 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 JUL 11 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 25-274766 July 18, 25, 202525-02068H	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-003735 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RACHEL CRUZ LEIVA, et al., Defendants. TO: RACHEL CRUZ LEIVA 6700 N ROME AVE 525C, TAMPA, FL 33604 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 48, BLOCK 6, HERITAGE ISLES PHASE 3E UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE (S) 29-1 THROUGH 29-5, INCLUSIVE, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 8/14/2025, a date at least 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., Tampa, FL 33602. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org WITNESS my hand and the seal of this Court this 9 day of August, 2025. VICTOR CRIST As Clerk of the Court (SEAL) By JENNIFER TAYLOR As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 25-01600 July 18, 25, 202525-02051H	

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 JOSE BENITEZ, Respondent/Husband. TO: JOSE BENITEZ 724 Parsons Pointe Street Seffner, FL 33584 YOU ARE HEREBY NOTIFIED that an action for Dissolution of Marriage has been filed against you. You are required to serve written defenses to Wife's Petition for Dissolution of Marriage to Wife's counsel, K. DEAN KANTARAS, ESQUIRE, BCS, The Law Office of K. Dean Kantaras, P.A., 111 S. Albany Ave, #200, Tampa, FL 33606, attorneys @kantaraslaw.com, julie@kantaraslaw.com. A copy of such written defenses must be served on the aforementioned counsel on or before 8/7/2025, and the original must be filed with the Hillsborough County Clerk of Court at the 800 East Twiggs Tampa, Florida 33602; or PO Box 3450, Tampa, Florida 33601, before service on Wife's counsel or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION. Copies of all court documents in this case, including orders, are available at the Hillsborough County Clerk of Court's office. You may review these documents upon request. You must keep the Hillsborough County Clerk of Court notified of your current address. You may file a Notice of Current Ad-	dress, Florida Supreme Court Approved Family Law Form 12.915, Future papers in this lawsuit will be mailed to the address on record at the Clerk's office. WARNING: Florida Family Law Rule of Procedure 12.285 requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within seven (7) working days of your receipt of this Notice of Action, please contact the Administrative Office of the Court, 800 E. Twiggs Street, Tampa, FL 33602, 813-272-7040 (phone), 800-955-8771 (hearing impaired), 800-955-8770 (voice impaired), ADA@fljud13.org. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated: 7/2/2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk K. DEAN KANTARAS, ESQUIRE, BCS, The Law Office of K. Dean Kantaras, P.A., 111 S. Albany Ave, #200, Tampa, FL 33606, attorneys@kantaraslaw.com, julie@kantaraslaw.com. Jul. 18, 25; Aug. 1, 8, 2025 25-02036H

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-013796 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. MICHAEL H. TWIDDY, et al., Defendants. NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 28, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 2, Block "I", of FISHHAWK RANCH TOWNCENTER PHASE "1B", according to the Map or Plat thereof, as Recorded in Plat Book 101, Page 94, of the Public Records of Hillsborough County, Florida. Property Address: 16217 Bridgecrossing Drive, Lithia, FL 33547 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date	of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 16th day of July, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 18, 25, 202525-02125H

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-012731 AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs. RICHARD A. LITCHFIELD, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated May 8, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on August 5, 2025, the following described property: Lot 22, Block 1, Westchase Section "370", according to the plat thereof, recorded in Plat Book 75, Page 71, of the Public Records of Hillsborough County, Florida. Property Address: 10510 ROCHESTER WAY, TAMPA, FL 33626 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. Donna Evertz, Esq. FBN.19232 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-01879 / CASE NO.: 23-CA-012731 July 18, 25, 202525-02086H

FIRST INSERTION

25-02077H

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL
July 18, 25, 2025 25-02101H

1133-3764B
Ref# 11898
July 18, 25, 2025 25-02130H



To publish your legal notice Email:
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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



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Court Notices



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

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SUBSEQUENT INSERTIONS

---	ACTIONS / TAX DEEDS	---
FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0850850000 File No.: 2025-510 Certificate No.: 2022 / 8611 Year of Issuance: 2022 Description of Property: N 100.07 FT OF S 200.14 FT OF NE 1/4 OF SW 1/4 OF SE 1/4 LESS R/W SEC - TWP - RGE : 11 - 29 - 21 Name(s) in which assessed: MANUEL REYNOSO GRASIELA FRANCO REYNOSO All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-		
deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01808H		

THIRD INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-010443 Division: G ULTRA CUSTOM POOL DESIGNS LLC, a Florida Limited Liability Company, Plaintiff, v. CHERYL GIUSTINIANO, Individually and as Trustee of The Cheryl Giustiniano Revocable Trust Dated April 9, 2018; UNKNOWN PARTY IN POSSESSION #1 n/k/a LINN EHRENSTROM JOHANSSON, UNKNOWN PARTY IN POSSESSION #2 n/k/a JONAS JOHANSSON, and ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS, Defendants. TO: ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS. YOU ARE NOTIFIED that an action for foreclosure of a construction lien or equitable lien for the following property in Hillsborough County, Florida: Lot 11, Block 21, MAP OF VIRGINIA PARK, according to the plat thereof recorded in Plat Book 9, Page 2, of the Public Records of Hillsborough County, Florida Commonly known as 3924 W. Granada St., Tampa, FL 33629 has been filed against you; and you are required to: serve a copy of your written defenses, if any, to it on MICHAEL F.		
SINGER, ESQ., the Plaintiffs' attorney, whose address is 403 N. Howard Avenue, Tampa, Florida 33606, by 8/4/25 or (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON 6/27/2025 Victor D. Crist As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk The Clerk of Court address: 800 E. Twiggs St., Room 101 Tampa, FL 33602 MICHAEL F. SINGER, ESQ., the Plaintiffs' attorney, 403 N. Howard Avenue, Tampa, Florida 33606 July 4, 11, 18, 25, 2025 25-01932H		

SECOND 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. <table><tr><td>Unit # A293</td><td>Shanika Green</td><td>Appliances, Boxes, Bags, Totes, Electronics</td></tr><tr><td>Unit # B048</td><td>Michelle Robertson</td><td>Boxes, Totes, Clothing, Furniture</td></tr><tr><td>Unit # B075</td><td>Christopher Lyte</td><td>Boxes, Furniture</td></tr><tr><td>Unit # D208</td><td>Ryan Culpepper</td><td>Appliances, Artwork, Bedding, Furniture, Sports, Toys</td></tr><tr><td>Unit # D127</td><td>Taylor Cameron</td><td>Boxes, Furniture</td></tr></table> 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			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
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															
SECOND INSERTION																	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 25-CA-001604 THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC., a Florida not-for-profit corporation, Plaintiff, vs. HUMBERTO CRUZ, UNKNOWN SPOUSE OF HUMBERTO CRUZ and UNKNOWN TENANT(S) IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 1, 2025, entered in Case No. 25-CA-001604 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC. is the Plaintiff, and HUMBERTO CRUZ, UNKNOWN SPOUSE OF HUMBERTO CRUZ and UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on the 7th day of August, 2025 the following described property as set forth in said Final Judgment: Unit 206, Building 2, WATERSIDE CONDOMINIUM 1, Together With An Undivided Interest In The Common Elements Appurtenant Thereto, According To The Declaration Of Condominium Recorded In Official Records Book 4608, Page 1414 And Any Amendments Thereto. Of The Public Records Of Hillsborough, County, Florida. Folio: 148821-0148 PIN A-28-28-19-46D-000002-00206.0 a/k/a 7103 E Bank Dr Tampa, FL 33617 Name of record owner: Humberto Cruz Property Address: 7103 E BANK DR, TAMPA, FL 33617-7312 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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. Hillsborough County RealForeclose Bidder # 59595 Dated: July 2, 2025 s/ Marielle Westerman, Esq. Florida Bar No. 13244 Westerman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 mwesterman@westerman.law July 11, 18, 2025 25-01978H																	
SECOND INSERTION																	
Notice of Foreclosure Sale NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on July 2, 2025, in Civil Action No. 2024-CA-003896, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which the Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-4, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation, will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com at 10:00 am on the 4th day of August, 2025 for the real property located at: Lots 7 and 10, Block 5, BANZA BANZA SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 68, Public Records of Hillsborough County, Florida. Address: 2927 Banza Street, Tampa, Florida 33605-2769. Parcel Id. No. A-07-29-19-4VJ-000005-00007.0 Folio: 187668-0000 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 3rd day of July 2025. PAUL A. GIORDANO Florida Bar No. (194190) pgiordano@ralaw.com Roetzel & Address, 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																	
FOURTH INSERTION																	
AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 251-CA-1011 DIVISION: O BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR., Defendant. TO: JOHNNY L. ADKINS, JR. 611-613 Calhoun Avenue Seffner, Florida 33584 YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before July 23, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED ON 6/18/2025 Victor D. Crist Clerk of the Court (SEAL) By: Jennifer Taylor Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01822H																	

SECOND INSERTION														
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/28/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below. <table><tr><td>B-471</td><td>Anderson, Wendi</td><td>Furniture electronics clothing</td></tr><tr><td>3-41</td><td>Hernandez, Leslie</td><td>clothing boxes totes</td></tr><tr><td>D-738</td><td>Jernigan, Ashley</td><td>clothing toys tv</td></tr><tr><td>D-733</td><td>Perez, Leandro</td><td>mattresses</td></tr></table> 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			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
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												
SECOND INSERTION														
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 22-CA-008096 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDOLPH KERNON A/K/A RANDOLPH L. KERNON A/K/A RANDOLPH L. KERNON II; KIMBERLY MARIE KERNON A/K/A KIMBERLEIGH KERNON JONES; RANDOLPH LEE KERNON III; FLOYD JOSEPH KERNON; BREA MAUREEN KERNON; BARRETT MICHAEL KERNON; RYAN AUSTIN KERNON, MINOR, BY THEIR NEXT FRIEND, JENNIFER KERNON, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the July 23, 2025 Foreclosure Sale Date entered in Civil Case No. 22-CA-008096 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL3 is Plaintiff and ESTATE OF RANDOLPH KERNON, et al, are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at Hillsborough County's On-Line Public Auction website: https://hillsborough.realforeclose.com , at 10:00 AM on														
October 01, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit: LOT 11 & 12, BLOCK B, ROBSON AND LOWMAN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 18 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flvlaw.com 04-095468-F00 July 11, 18, 2025 25-02026H														
SECOND INSERTION														
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292020CA007449A001HC DIVISION: B RF-Section I AMOS FINANCIAL LLC, Plaintiff, vs. HATEM G. EID; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 13, 2025, and entered in Case No. 292020CA007449A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein AMOS FINANCIAL LLC is Plaintiff and HATEM G. EID; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com , 10:00 a.m., on August 4, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: THE EAST 60.40 FEET OF LOT 30 AND THE WEST 3.60 FEET OF LOT 31, BLOCK 7, GANDY GARDENS 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 32,														
PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED July 8, 2025. By: /s/ Gregg R. Dreilinger Gregg R. Dreilinger, Esq Florida Bar No.: 25615 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 3001-177546 / SM2 July 11, 18, 2025 25-02027H														

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20906.v1p9

--- PUBLIC SALES / TAX DEEDS ---	
SECOND INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:30 AM Sale to be held at www.storage treasures.com.	
1077 - James, Tasheika; 2008 - soluri, paul; 2019 - Skaats, Jennifer; 2031 - Culwell, Luke; 6008 - Hudson, Kyle; 6041 - Palmer, Daniel; 6059 - Bryant, Maurice; 6101 - Haynes, Donnell; 7013 - Soluri, Paul J; 7043 - Nascarella, Lily; 7061 - washington, claudia; 7075 - Soluri, Paul J; 7076 - Mason, Tkera; 7092 - Broomall, Alistair; 8033 - AquaBlue Business Solutions Dobson, Tina; 8076 - Acevedo, George; 8108 - Obrien, Jessica; 8116 - Sullivan, Paul PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627 Time: 09:45 AM Sale to be held at www.storage treasures.com.	
0508 - Alfonso, Anthony; 0511 - Hernandez, Evelio; 0515 - Grullon, Alberth; 0719 - Aviles, Lisandro; 1338 - Wicker, Michael Alan; 1422 - Apolinario, Deivy; 1446 - Kerr, Allison; 1461 - Rodriguez, Carlos; 1484 - Ortiz, Eric; 1501 - Ikharo, Emma; 1701 - Kraft, Kimberly PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824 Time: 10:00 AM Sale to be held at www.storage treasures.com.	
B049 - Guzman, Miguel; B059 - Hopkins, Julius; B081 - De Armond, Katherine; B087 - WAINWRIGHT, LEEROY; B116 - Gray, Kyler; B117 - Lampp, Haylie; B142 - Lindsay-Howard, Rose Ann; C007 - sheffield, allynson; C019 - Thompson, Kyree; E008 - Uribe, Robert; E065 - Valentin, Edgardo; E067 - Hallas, Eric; F034 - Parker, Justin; F077 - Bowens, Isaiah; F083 - Barber, Luz; F093 - Clark, Taneshia; G041 - Diaz, Brenda; G079 - Lewis, Antonio; G081 - Mottern, Christopher; G084 - Tirado, Richard; G094 - Gallivan, Mary Beth; G100 - Aviles, Bluetie; G102 - Ayesh, Ibtisam; G105 - Pastor Acosta, Agustin; H069 - Crittenden, Antuane; H075 - Jimenez, Abraham; J009 - Villatoro, Guillermo; J012 - Poynor, Jacob; J028 - ALCIN, EMMANUELLA; K040 - Mazzone, Christopher; K071 - Turley, Tabitha PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681 Time: 10:15 AM Sale to be held at www.storage treasures.com.	
1073 - Green, Tawana Boone; 1086 - Maria, Madrigal; 1208 - Bonilla, Yuliana; 1223 - Zhang, Lei; 1233 - Vega, Jerry; 1252 - Reinhardt, Mitchell; 1297 - Fergus, Shyanka; 1313 - Anderson, Vanilla; 2023 - Duncan, Shannon; 2047 - Parish, Susan; 2065 - Pitchford, Ashley; 2093 - Collazo, Jessica; 2126 - prince, Renee; 2204 - Haner, Nathan; 2207 - Davis, Ashley; 2258 - Colon, Efrain; 2268 - White, Omar; 2374 - crain, joshua; 2404 - Resident Interface Palma, Pablo; 2428 - Masudi, Naji; 2437 - Frost, Raven; 3027 - Montes, Edna; 3067 - Rice, Davonte; 3089 - Simmons, Myrtis; 3096 - Lindsay, Ann Marie; 3153 - Martin, Ishona; 3163 - Davis, De Azia; 3175 - Bonilla, Orlando; 3210 - Gaines, Ashley; 3245 - burgos, rafael; 3246 - Soto, stevie; 3258 - Goldsborlugh, David; 3264 - Burgos, Rafael; 3282 - Carrington, Lisa; 3303 - Smith, Paul; 3317 - DE JESUS, FELIPE; 3370 - Lopez, Jasmine; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3394 - Lopez Aleman, Armando; 3432 - Riles, Kathleen; 3455 - Jacquet, Berta; B151 - Johnson, Ray; D106 - Bethea, Erique; E036 - Meginnis, Terrance; E064 - Watson, Yonika; E078 - Edwards, Shannon; F090 - Veloz, Dianelys; F114 - Smith, Natalie; F117 - Mullings, Alexander; F131 - Abreu, Juanita; F134 - Porter, Ericka PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137 Time: 10:30 AM Sale to be held at www.storage treasures.com.	
A002 - Powell, Brianna; A005 - Johnson- Streater, Herbrinia; A006 - Santiago, Elvin; A025 - Lau, Tibet; A026 - Shelby, paul; A033 - ALLEN, MARCI Y.; A055 - mottern, Christopher; A067 - Carlton, Jeffrey; B009 - Joseph, Jasmyne; B019 - Baker, Rebecca; B021 - Byrnes, Denise; B023 - Jackson, Tarshell; B038 - ramos, Ruben; B042 - Harris, Nathaniel; B049 - Lewis, Razjhae; B062 - Anderson, Tamika; C021 - allen, Roleisha; C023 - Alvarez, Jonathan Ii; C026 - Williams, Kendrick; C028 - Cantt, Dana; C067 - Gaymon, Doris Elizabeth; C079 - Rivera, Alexis; C080 - Walker, Tjion; C082 - baker, Alexander; C112 - Puntiel, Johnny; C116 - Brown, Peggy; C121 - smith, jacqueline; C126 - Lewis Loves Landscaping LLC Lewis, Anthony; D009 - Chapman, Donna; D026 - Figueroa, Brandon; D064 - Span, Georgdan; D064A - malone, Dorothea; D068 - Ichicoro Ramen LLC L.L.C, Ichicoro Ramen; D069 - bush, James; D078 - Jackson, Shamika; D128 - Norris, David; D130 - garcia, steven; E017 - lee, dandre; E032 - Nieves, Tina; E057 - Rivera, Eduardo ; E075 - owens, friderick PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985 Time: 10:45 AM Sale to be held at www.storage treasures.com.	
1004 - McAuley, Mystie; 1021 - Weaver, Elise; 1034 - Vieira, David; 1064 - Taylor, Naya; 1081 - Sullivan, Ulonda; 1133 - hodges, robert I; 1136 - Romero, Denise; A014 - Boyle, Shery A; A025 - Allen, Deanthony; B006 - Jefferson, Oshay; B027 - Jackson, Earnest; B030 - Combs, Francheska; C010 - Boykin, Elaxis; D007 - Gonzalez, Lymari; D050 - Blair, Eddie; D053 - Rivera, Nilda; D059 - Smalls, Jezzane; D066 - Floridas Best Commercial Cleaning Doody, David; D075 - Kaemmer, Joel; F004 - Corley, Louis; F005 - Isla, Maria; F007 - Qontrax inc Pulgar, Victor; F016 - Sudney, Brian; F039 - Carr, Lisa PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473 Time: 11:00 AM Sale to be held at www.storage treasures.com.	
A008 - Crosser, Ira; A026 - Qarles, John; A041 - Jackson, Breshaun; B035 - Teague, Torian; B074 - Ortiz, Michelle; B077 - Eichinger, Christy; B095 - Vereen, Jeremy; B096 - Coffee, Kaleb; C018 - negron, Aileen; C023 - Lopez, Luis; C038 - Sanchez, Mildred; D035 - Ingram, TKeyah; D041 - Norman, Robert; E009 - Byerd, Paris; E059 - Jackson, Evanthyony; E101 - Austin, Randall; E104 - Lowe, Brie; E117 - Lowe, Brie; E118 - Guzman, Garett; E132 - DONAHUE, ROBERT; E147 - PAUL, ROSELLA; E149 - Soria, Erika; E160 - Reed, Floyd ; G010 - Russell, Cody; G067 - BROXTON, HERMAN; G102 - Johnson, Bryant PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466 Time: 11:15 AM Sale to be held at www.storage treasures.com.	
A010 - Rose, Sabrina M; A011 - Grates, Charles; A023 - Jackson, Sandra; A057 - Nadeem, Sayyed; A077 - Triana, Yanellys; B008 - Allen, justin keith; B016 - Fennie, James; B031 - david, jose; B042 - Newton, Jarvis; B051 - singleton, Brittany; B074 - Wadlington, Eric; B077 - Joyner, Antonio; B083 - Holland, Aaron; C005 - Fleur, Minette St; C012 - velazquez, Alicia; D002 - meduffield, Lamecia; D004 - bethea, Tatiana; D005 - Espinoza, Yimin; F006 - Triana, Yanellys; F009 - Hernandez, Carlos; F011 - Dixon, Makisha; F018 - enos, Steel; F020 - Raiford, Eukiela Daniels; G011 - Mitchell, Morgan; G026 - Atari, Husein; G029 - Byron, Anya; G049 - Black, Renita; G077 - fluker, Elmer; H022 - Chiaramonte, Lisa; H024 - Myers-Dudoit, Tiana; H033 - Godoy, Nicole; H043 - Robinson, Linda; H046 - Garza, Moises; H077 - Allen, Erion; I014 - Williams-Anderson, Kelly; I022 - Valiev, Bohdan; I025 - collard, Harley; I026 - Prescott, Tai; I049 - Hymes, Tangila; I075 - Dudley, Timothy; I077 - Pratt, Kendrick; J042 - munoz, Marcial Quirroz; J067 - Green, Anita; J084 - Cabrera, Edwin; K026 - Baker, Wanika; P018A - Hopper, Antoine; P020 - Jackson, Lamar PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182 Time: 11:30 AM Sale to be held at www.storage treasures.com.	
0111 - Henley, Shannon; 0116 - Warren, Vyondra; 0130 - Spodar, Derek; 0205 - Archie, Katrice; 0249 - Wheeler, Latosha; 0250 - Bryant, Ronunique; 0251 - Martinez, Anibal; 0255 - Hoinoski, Roger; 0262 - Watts, Isaac; 0265 - Bailey, Moneca D; 0306 - Rashid, Rumana; 0322 - rolon, Leeann; 0328 - jones, Erica; 0334 - niz gomez, chris; 0351 - niz gomez, chris; 0353 - williams, Tyrese; 0365 - Thompson, Shaneka; 0366 - Purnell, Jasmine; 0402 - Jones, Ricky; 0404 - Florvella, Elmore; 0406 - Dye, Beverly; 0418 - Fiol, Ashley; 0449 - Owens, Verlon; 0458 - Matthews, Rochelle Marie; 0513 - Watts, Markes; 0516 - Burney, Amanda; 0546 - Athey, Ortheline; 1025 - Burney, Amanda; 1040 - Hicks, Jahni; 1049 - Smith, Nattonette; 1062 - Gonzalez, Thalia; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1118 - Roberts, Ka'dasjah; 1131 - Hymes, Kelvin; 1133 - Broner, Kristin; 1185 - Rosado, Jesus; 1186 - Wells, Janeka; 1205 - Martinez, Kelvin; 1210 - Heavey, Matthew L; 1219 - Black, Monique; 1222 - Thornton, Cecil; 1246 - Hunter, Audra; 1298 - Thomas, Levar; 1345 - Cherubin, Kelliyah; 1349 - partin, Aaron; 1357 - Dudley, Myles W; 1372 - Maldonado, Jarimar; 1382 - Irvin, Stephen; 1383 - Siler, Carmen; 1399 - Cruz, Betsabe; 1414 - Hollis, Clinton; 1419 - brooks, tiffany; 1432 - Hagemann, Kenneth; 1440 - Gipson, Kimberly; 1448 - Herron, Wyshuna; 1470 - Janzen, Amanda; 1478 - Marcus, Mychelle; 1482 - reeves, Kyra; 1484 - Brown, Angel; 1494 - Comer, Jessica; 1500 - Kegler, Cheryl; 1510 - rich, steven; 1523 - Howard, Teranisha; 1535 - Clemmons, Bernard; 1538 - Foster, Eltyнешia; RV017 - durga, aravind PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129 Time: 11:45 AM Sale to be held at www.storage treasures.com.	
0006B - Carlino, Casandra; 0114 - Oliveira, Juscilan; 0119 - Hoeksema, Justin; 0122 - Lane, RayLeisha; 0129 - Hart, Jamesa; 0149 - Carr, Mark; 0166 - Vizcaya, Emmanuel; 0176 - Hopton, Dimetrius; 0210 - Smith, Natalie; 0345 - VEGA, JANETH; 0404 - Hilsaca, Marcela; 0504 - Walton, Brandon; 0511 - Rodriguez, Carlos; 0540 - Bowers, Michael; 0555 - Martin, Daries; 0623 - Casal, Jorge; 0647 - Penrod, Jessica; 0665 - Vazquez, Harold; 0668 - Serrano, Elizabeth; 0681 - Ka, Martrine; 0705E - Roman, Jackie; 0709 - Guerrero, Kaylin; 0717 - Martinezh, Ariel Baez; 0907 - Arroyo, Ana; 0908 - humbarger, Jeffrey; 1041 - cruz, Yaimara PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139 Time: 12:00 PM Sale to be held at www.storage treasures.com.	
A0108 - Arauz, Patricia; A0114 - wiggins, Jazzmine; A0122 - Walton, Sheena; A0222 - perez, myrta; A0251 - Daniels, Shandrieka; A0264 - rolley, earl; A0279 - Ko Family Rawlins, Sorena; A0419 - Milton, Gayle; A0437 - brown, porsha; A0527 - McCaskill, Gary; A0530 - Thomas, Natalie; A0553 - Rodriguez, Robert; B0159 - Kaehler, Steven; C0603 - Gray, McKinley; C0609 - Garrison, Tara; C0611 - lopez, Natalie; C0623 - Ramirez, Ashley; C0639 - Sayles, Ciara; C0660 - Mannella, Michael; C0665 - Robinson, Talisha; C0668 - Melendez Jr, Michael; C0676 - allen, Kathaddaus; C0706 - Myles, Jateajha; C0749 - Amaro, Tania; C0759 - Portis, Quinessa M; C0785 - Ritchie, Konica PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832 Time: 12:15 PM Sale to be held at www.storage treasures.com.	
1029 - Gamarra, Alma; 1126 - Smith, Britannia; 1224 - Ford, Malik; 1410 - Smith, Bree; 1501 - Robles, Dominic; 1506 - Broyles, Kathryn; 1560 - cott, Marshall; 1568 - Petit, Alberto; 2033 - Phillips, Keshawn; 2079 - Ziedenweber, Sara; 2085 - Ramnarine, Mariah; 2086 - Burkart, Stephanie; 2096 - Orellana, Alberto; 2103 - European Beauty Academy Nogaibayeva, Diana; 2121 - Conway, Claire; 2129 - Ford, Barbara; 2136 - Stevenson, Samuel; 2140 - Artilles, Gloria; 2165 - Michael, Adrian; 2177 - Gonzalez, Maricela; 2210 - perez, xiomara; 2238 - Griffin, Don; 3008 - McCord, Katriena; 3010 - meregildo, Richard; 3036 - Allen, Michael; 4101 - LaVoie, Lara; 4110 - Cruz, Rodrigo; 4400 - Robles, Dominick; 5006 - Ramirez, Enrique; 5106 - Collazo, Alex; 5114 - Miranda, Nelson; 5407 - Santiago, Raquel; 5409 - Mervil, Vilner PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471 Time: 12:30 PM Sale to be held at www.storage treasures.com.	
1009 - Thomaspetit, Allanda; 1035 - Ping, David Lee; 1046 - Hakala, Sheryl; 1062 - hassan, Mariam; 1069 - Gilley, Mariah; 2011 - Lang, Jeffrey; 2073 - Sage, Samantha; 2081 - Ealy, Eric; 2128 - Castillo, Alex; 3121 - Russo, Michael; 4000 - Gardner, Taraneka; 4006 - McGahan, Ann; 4016 - Pickford, Christina; 4020 - Lowry, Sara; 4021 - Culbert, Ryan; 4050 - Watkins, Lindsey; 4096 - Gomez, Yvonne; 4121 - strain, Tanner; 5016 - Smith, Jamieka; 5025 - Asongna-Morfaw, Tanka; 5049 - Eason, Dominique; 5086 - Morales, Juan; 5107 - Butts, TYRA; 5182 - algarin, Lydiany; 5214 - Fathi, Benaissa PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098 Time: 12:45 PM Sale to be held at www.storage treasures.com.	
1002 - Williams, Darnelle; 1030 - Laviolette, Shivonne; 1033 - Sutton, Kathi; 1074 - Collins, Sherrie; 1099 - Pena, Richard; 1110 - Murphy, Michele; 1141 - VARGAS, MELANIA; 1147 - Fontanez, Israel; 1165 - RILEY, JOHN; 1187 - Betancourt, Yahaira; 1204 - Britton, Allen; 1212 - cabrera, Vanessa; 2018 - Klapproth, Donald; 2045 - Arango, Alexander; 2076 - Acevedo, Ruben; 2137 - Jackson, Abraham; 2159 - Weaver, Chris; 2170 - Spears, Toleah; 2172 - Moran, Jimmy; 2214 - Rosa, Ynette; 2248 - Carnes, Julie; 2254 - Triana, Damaris; 2267 - Welton-Tinnon, Corie; 2358 - Williams, Marquita; 2359 - Wardlaw, Janay; 2376 - Greene, Kevonna; B013 - Matera, Carolyn; C020 - Defalco, Crystal	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 2025	
25-01993H	

SAVE TIME



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

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PASCO • PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

60203 347

SECOND INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the Heritage Harbor Community Development District	
The Board of Supervisors (the “Board”) of the Heritage Harbor Community Development District (the “District”) will hold a public hearing and a meeting on August 12, 2025, at 6:15 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL 33558.	
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.heritageharbordcd.org, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertyservices.com or via phone at (321) 263-0132 Ext. 536.	
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.	
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.	
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.	
Heath Beckett District Manager July 11, 18, 2025	25-01965H
THIRD INSERTION	FOURTH INSERTION
Public Notice Effective June 9, 2025, Oscar Velez-Holvino, MD, will no longer be providing care at Optum.	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0218420000 File No.: 2025-509 Certificate No.: 2022 / 1935 Year of Issuance: 2022 Description of Property: INGLEWOOD PARK ADDITION NO 1 LOTS 8 9 AND 10 BLOCK 4 PLAT BK / PG : 12 / 93 SEC - TWP - RGE : 12 - 28 - 18 Name(s) in which assessed: PAIKER PROPERTIES LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025
Patients of Dr. Velez-Holvino may continue care at Optum – Bloomingdale.	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025
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	25-01885H
July 4, 11, 18, 25, 2025	25-01885H
SECOND INSERTION	FOURTH INSERTION
NOTICE OF PUBLIC SALE The following personal property of KEVIN EDWARD ALBERT, if deceased any unknown heirs or assigns, will, on July 23, 2025, at 10:00 a.m., at 3503 Berry Bend Road, Lot #308, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1999 PONT GRAND AM VEHICL, VIN: 1G2NE12E9XM818422, TITLE NO.: 0076953901 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3615) July 11, 18, 2025	25-01981H
FOURTH INSERTION	FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1160430056 File No.: 2025-514 Certificate No.: 2022 / 10646 Year of Issuance: 2022 Description of Property: KINGSTON COURT VILLAS UNIT 212 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG : 20 / 80 SEC - TWP - RGE : 21 - 29 - 18 Name(s) in which assessed: CHARLES W CALLHAN All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025	25-01807H
Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025	25-01809H

PUBLIC SALES

SECOND INSERTION
SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE:	August 6, 2025
TIME:	10:00 a.m.
LOCATION:	Pulte Office 2662 S. 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, 2025	25-02033H

SECOND INSERTION

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

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 09:30 AM
Sale to be held at www.storage-treasures.com.

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

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 10:00 AM
Sale to be held at www.storage-treasures.com.

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

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:15 AM
Sale to be held at www.storage-treasures.com.

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

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 10:30 AM
Sale to be held at www.storage-treasures.com.

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

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 11:15 AM
Sale to be held at www.storage-treasures.com.

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

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 11:45 AM
Sale to be held at www.storage-treasures.com.

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

SECOND INSERTION
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at www.stonebriercdd.org.

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

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

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

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

Samantha; K025 - Moreno, Naomi; K055 - Powell, Gina; K085 - Farese, Brittney; L006 - JENRETTE, KALEAB; L007 - Campbell, Lashell; L009 - Brantley, Cortnee; L010 - Bradley, Alicia ; L026 - REDDICK, ELISABETH; L064 - Foster, Dorinda
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 12:00 PM
Sale to be held at www.storage-treasures.com.

0024 - Thomas, Shaniah; 0073 - Shellman, Kaylicia; 0128 - Williams, Erika; 0134 - Pequeno, Anthony; 0142 - Lapointe, Charlienne; 0155 - Miller, Kenneth; 0166 - Bregman, Brittany Katherine; 0201 - Carrington, Lisa; 0234 - Gray, Reginald; 0235 - The Creative Cohort Singleton, Jay; 0334 - Brown, Rejea; 0349 - Oliva, Jose; 0350 - Ohara, Tamesha; 0356 - Bergmann, Hayden; 0359 - NEGRON, GENESIS; 0361 - Parker, Josh; 0396 - Barrios, Leomis; 0413 - LEGORBURO, KELVIN; 0420 - casteel, Gwendolyn; 0438 - Rentz, Herman; 0445 - Murphy, Carlos; 0474 - miguele, Paula; 0481 - Young, April; 0515 - collazo, Luis; 0518 - Mann, Kimberly; 0522 - Parker, Karen; 0538 - Maag, David; 0613 - Sanchez, Ana; 0617 - Bari, Michelle Caldas; 0641 - Carrington, Deshun; 0651 - Gourelly, Tammy; 0653 - Carey, Stacie; 0687 - Warren, Kathy; 0707 - Kitchen, Shajuana; 0730 - farr, Latvia; 0731 - Venditti, elena; 0746 - Greenberg, Hannah; 0758 - simprevil, Laurent; 0760 - marrero, Luis; 0803 - Parker, Nhijza; 0810 - Internal Medicine Clinic Osman, Ayman; 0823 - Perez-Young, Jennifer; 0835 - Lewis, Cynthia; 0851 - mingo, Johnathan; 0855C - Cintron, Romeo; 0856G - hohenkirk, Ania; 0857A - Marshall, Erykah; 0859E - cruz, Ofelia; 0861D - Sookoo, Jamie; 0862E - Griffin, Shoshanna; 0863M - Follin, Devon; 0881 - Creaser, Brandy; 0882 - Plantium Roofing Walls, Chad; 0889 - Baxter, Kitt; 0891 - Reeser, Kelsey; 0903 - wright, Bernard; 0922 - OGara, Lea
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 12:15 PM
Sale to be held at www.storage-treasures.com.

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

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 12:45 PM
Sale to be held at www.storage-treasures.com.

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

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

July 11, 18, 2025	25-01994H
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SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2018 MERT mobile home bearing vehicle identification number FL26100PHB201890A and FL26100PHB201890B, and all personal items located inside the mobile home. Last Tenant: Miguel Enrique Gonzalez Cortes and Jenny Gonzalez Aguilar. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.	
July 11, 18, 2025	25-02034H
SECOND INSERTION	
MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT	

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

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

DATE:	August 11, 2025
TIME:	5:30 p.m.
LOCATION:	Hilton Garden Inn Tampa Riverview Brandon 4328 Garden Vista Drive Riverview, FL 33578

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 Ph: (321) 263-0132 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at magnoliaparkcdd.org.

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

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

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

District Manager	
July 11, 18, 2025	25-01966H

SECOND 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 or may be obtained by contacting the District Manager's office via email at 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 1-800-955-8772 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley, District Manager	
July 11, 18, 2025	25-01968H

SECOND INSERTION
MTERC COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the MTERC Community Development District (“**District**”) will hold a public hearing on August 4, 2025 at 1:30 p.m. at Rizzetta & Company, Inc., located at 5020 West Linebaugh Avenue, Suite 240, Tampa, Florida 33624 for the purpose of hearing comments and objections on the adoption of the proposed budgets (“**Proposed Budget**”) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 933-5571, (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://www.mterccdd.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 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.

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.

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

Matthew Huber, District Manager	
July 11, 18, 2025	25-02002H

--- TAX DEEDS / ACTIONS / PUBLIC SALES ---			
FOURTH INSERTION		SECOND INSERTION	
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number: 24-DR-007107 IN RE: THE MARRIAGE OF: ELIAS AUEAD, Petitioner/Husband, and MAISEY AUEAD, Respondent/Wife. YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anal Masri Esq., Attorney for Petitioner, whose address is 16800 NW 2nd Ave. Ste. 309 N. Miami Beach, FL 33169 and file the original with the clerk of court on or before July 25, 2025 and file the original with the clerk of this court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, FL 33601, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings. Dated 6/17/2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT By: JENNIFER TAYLOR Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01836H		NOTICE OF PUBLIC SALE PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 1003 - Joseph, Nashka; 1025 - Eric, Kenneth; 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1099 - Blair, Pennie; 2006 - SOSTRE, RICK; 2057 - Jackson, Rodney; 2072 - Fecht, Daniel; 2084 - Tutor, Kayla; 2086 - Lopez, Melanie; 2087 - weston, Courtney; 2091 - Roberts, Ashlynn; 2109 - Bonelli, Michele; 2115 - Nicol, Jennifer; 2136 - Westbrook, Harry; 2147 - DE ARMOND, KATHERINE; 2167 - Nonnenberg, Janae; 3009 - Haynes, Tamberneisha; 3072 - Guiste, Nardine; 3138 - Brookins, Tynesha; 3156 - Do, Yen; 3196 - Cruzado, John PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM Sale to be held at www.storagetreasures.com. 1123 - Roldan, Laurel; 2032 - McQuay, Marla; 3003 - Lovell, Randy; 3021 - Scott, Tyrell; 3062 - Williams, Keesha; A063 - Allen, Jasmine; A074 - mederos, Odalys; A075 - kay, Melissa; A104 - Johnson, Angelett; B203 - Olivares, Andrea; B204 - Matera, Carolyn; B207 - Thomas, Elyse; B223 - Davis, Ronshai; C330 - GARCIA, MICHELE; C349 - Lopez, Ernesto; D405 - Sirmans, Parris; D406 - Shelby, Jennie; D410 - Twons, Rickayla; D414 - Garner, Jamin; D424 - Solano, Robert; D435 - Rivera, Natshaly; D439 - Steele, Lanica; D466 - woody, Roderick; E511 - Wirt, Kristofer; E513 - Ballard, Tonya; F627 - OConner, Donald; F661 - Willmann, Jessica; H804 - sforza, michael; H812 - Hernandez, Amalia; RV07 - Blaylock, Jovie PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 11:15 AM Sale to be held at www.storagetreasures.com. 0112 - Yaddof, Corey; 1027 - Philips, ILEANA; 1113 - williams, Arkadi; 1338 - Smith, Ramirez; 266 - LUCAS, LAINEY; 343 - Gibson marine group llc gibson, william; 704 - Figueroa, Crystalina; 739 - Dobbins-Agosto, Elizabeth; 746 - Samuel, Deja; 817 - OLeary, Patrick; 912 - Rodriguez, Roxanna; 944 - Moldthan, Wendi; 981 - Lancaster, Byron	
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 2025 25-01992H		25-01992H	
FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1758640000 File No.: 2025-502 Certificate No.: 2022 / 14030 Year of Issuance: 2022 Description of Property: POWELL'S ADDITION LOT 8 AND W 40 FT OF LOT 9 BLOCK 15 PLAT BK / PG : 1 / 30 SEC - TWP - RGE : 17 - 29 - 19 Name(s) in which assessed: MAJEC REALTY HOLDINGS LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01803H		NOTICE OF ADOPTION PROCEEDING - IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA Case No: PR-2025-002013 TO: Jarrod Stefan 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	
FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 2060260000 File No.: 2025-499 Certificate No.: 2022 / 15625 Year of Issuance: 2022 Description of Property: WASHINGTON PARK LOT 8 BLOCK 9 PLAT BK / PG : 4 / 47 SEC - TWP - RGE : 28 - 28 - 22 Name(s) in which assessed: ARD PRO SALES LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be 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 25-01801H		NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0898960000 File No.: 2025-506 Certificate No.: 2022 / 9254 Year of Issuance: 2022 Description of Property: TRACT BEG 196.1 FT S AND 604.23 FT W OF NE COR OF SW 1/4 OF SE 1/4 AND RUN S 103.9 FT W 162.88 FT N 103.9 FT AND E 162.88 FT TO BEG LESS R/W FOR ROBINSON RD SEC - TWP - RGE : 22 - 28 - 15 Name(s) in which assessed: MARY JOYCE HILLHOUSE All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be 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 25-01805H	
FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0303875058 File No.: 2025-508 Certificate No.: 2022 / 2418 Year of Issuance: 2022 Description of Property: THE TAMPA RACQUET CLUB A CONDOMINIUM UNIT 131 TYPE 1/1 .003410 PERCENT OF OWNERSHIP OF COMMON AND LIMITED COMMON ELEMENTS PLAT BK / PG : 2 / 27 SEC - TWP - RGE : 33 - 28 - 18 Name(s) in which assessed: ESTATE OF OBDULIO HERNANDEZ YALAHA HOLDINGS 34639 LLC Ballard Green Trust 33511 All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be 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 25-01806H		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	
FOURTH INSERTION		FOURTH 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. Victor D. Crist As Clerk of the Court (SEAL) By: /s/ Jennifer Taylor As Deputy Clerk P.O. Box 3360 Tampa, FL 33601 800 E. Twiggs St., Room 101 Tampa, FL 33602 Mason A. Pokorny Florida Bar No. 106592 ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5518/ Fax: (813) 402-2887 Attorneys for Plaintiff Jun. 27; Jul. 4, 11, 18, 25, 2025 25-01814H		SUMMONS (CITACION JUDICIAL) The name and address of the court is: (El nombre y direccion de la corte es): West Justice Center 8141 13th Street Westminster, CA 92683 CASE NUMBER: (Numero del Caso): 30-2025-01451454-CU-BC-WJC Assigned for all purposes: Judge Richard Lee NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): MARCUS EUGENE ALTON CLARK AKA MARCUS EUGENE CLARK; PATRICIA CLARK AKA PATRICIA JOHNSON CLARK; and DOES 1-20 YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): DIVERSITAS HOLDINGS LLC NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your court's law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. iAVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Anish King (SBN 355771), Wright Law Group, PLLC, 1110 N Virgil Ave., Suite 90003 Los Angeles, CA 90029, 310-341-4552 DATE (Fecha): 01/03/2025 DAVID H. YAMASAKI, Clerk of the Court Clerk (Secretario), by M. Diaz, Deputy (Adjunto) July 4, 11, 18, 25, 2025 25-01912H	

ESTATE

<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE THIRTEENTH JUDICAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-002100 Division A IN RE: ESTATE OF EDWARD MICHAEL BRAULT Deceased.</div> <div>The administration of the estate of Edward Michael Brault, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602 Attn: Probate Division. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. Personal Representative: /s/ Spiro J. Verras Spiro J. Verras 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Attorney for Personal Representative: /s/ Spiro J. Verras Spiro J. Verras, Esq. Florida Bar Number: 479240 Verras Law, P.A. 31640 US Highway 19 N, Suite 4 Palm Harbor, Florida 34684 Telephone: (727) 493-2900 Fax: (888) 908-5750 Email: spiro@verras-law.com July 11, 18, 202525-01989H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002255 Division A IN RE: ESTATE OF BETH A. NICHOLAS, Deceased.</div> <div>The administration of the estate of Beth A. Nicholas, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. Personal Representative: /s/Laura Taylor Laura Taylor 6107 Galleon Way Tampa, FL 33615 Attorney for Personal Representative: /s/ Kit Van Pelt Kit Van Pelt, Attorney Florida Bar Number: 106754 Older, Lundy, Koch & Martino 200 N. Garden Avenue Clearwater, FL 33755 Tele: (813) 254-8998 Primary E-Mail Address: kvanpelt@olderlundylaw.com Secondary E-Mail Addresses: camatucci@olderlundylaw.com July 11, 18, 202525-02001H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Hillsborough COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002181 Division A IN RE: ESTATE OF Virginia Lue Johnsen Deceased.</div> <div>The administration of the estate of Virginia Lue Johnsen, deceased, whose date of death was June 1st, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11th, 2025 Personal Representative: Julie M. Goddard P.O. Box 273792 Tampa, FL 33688 Russell R. Winer Attorney at Law Attorneys for Personal Representative 1017 9th Ave N St Petersburg, FL 33705 Telephone: (727) 821-4000 Florida Bar No. 517070/523201 Email Addresses: rw@inherit-Florida.com July 11, 18, 202525-02018H</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001961 IN RE: ESTATE OF BRENDA JOYCE JOHNSON, Deceased.</div> <div>The administration of the estate of BRENDA JOYCE JOHNSON, Deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is July 11, 2025. REBECCA BROWN, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 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>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-CA-001727 Freedom Mortgage Corporation, Plaintiff, vs. Robert L. Simmons a/k/a Robert Simmons, et al., Defendants.</div> <div>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: 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.</div>
				<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA PROBATE DIVISION File Number 25-CP-002252 Division A IN RE: ESTATE OF JAKOB M. STARNES Deceased.</div> <div>The administration of the estate of JAKOB M. STARNES deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court Probate Division Post Office Box 1110 Tampa, Florida 33601 The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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. 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</div>

<div>SECOND INSERTION</div> <div>Notice to Creditors IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-4293 Division B IN RE: ESTATE OF HERBERT ARTHUR DENO Deceased</div> <div>The administration of the estate of HERBERT ARTHUR DENO, deceased, whose date of death was August 31, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate 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</div>	<div>SECOND INSERTION</div> <div>as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. Personal Representative: MARILYN DENO 2510 Bosun Lane, Ruskin, Florida 33570 Attorney for Personal Representative: MICHAEL D. WILD, Attorney Florida Bar Number: 28643 10360 W State Rd 84, Fort Lauderdale, FL 33324 Telephone: (954) 944-2855 Fax: (954) 653-2917 E-Mail: mwild@wflplaw.com Secondary E-Mail: msegall@wflplaw.com July 11, 18, 202525-01991H</div>
	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001881 Division B IN RE: ESTATE OF JOSEPH M. DEBOIS SOUSA Deceased.</div> <div>The administration of the estate of Joseph M. Debois Sousa, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the</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

Who benefits from legal notices?

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

7/18/2025

ESTATE / ACTIONS / SALES

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 25-CP-001834
IN RE: ESTATE OF CAROL JEAN MONSON, DECEASED.

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

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

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

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

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

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

Personal Representative:
Sarah Selim f/k/a Sarah Monson
7879 Twin Rock Rd Verona WI 53593
Attorney for Personal Representative: ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
July 11, 18, 202525-02013H

SECOND INSERTION

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

The administration of the estate of Shirley Elaine Rudderham, deceased, whose date of death was January 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Richard Donald Rudderham
5960 Raven Place
West Vancouver, BC V7W 1X2
Attorney for Personal Representative: Kent A. Skrivan
E-mail Addresses: kent@sgnapleslaw.com, heather@sgnapleslaw.com
Florida Bar No. 893552
Skrivan & Gibbs, PLLC
1110 Pine Ridge Road, STE 300
Naples, Florida 34108
Telephone: 239-597-4500
July 11, 18, 202525-02032H

SECOND INSERTION

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

CASE NO: 24-CC-46898
SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

CORDEANIA EVONN KNOX, SECRETARY OF VETERANS AFFAIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

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

Lot 91, SOUTH FORK TRACT Q PHASE 1, according to the Plat thereof as recorded in Plat Book 130, Pages 003-010, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11940 Sunburst Marble Road, Riverview, FL 33579.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on August 22, 2025.

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

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

Dated this 8th day of August, 2022.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 11, 18, 202525-02012H

SECOND INSERTION

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

CASE NO. 24-CA-003655
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2024, and entered in 24-CA-003655 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED; TUNDRA LAMAR; VERA T. SPENCER are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 31, 2025, the following described property as set forth in said Final Judgment, to wit:

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

SECOND INSERTION

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

The administration of the estate of MARY ANN MORDEN, deceased, whose date of death was May 16, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 24-CP-002094; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS July 11, 2025.

Petitioner
JULIA L. MARTIN
3300 West Villa Rosa Street
Tampa, FL 33611
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail: mike@linslawgroup.com
Secondary E-Mail: kris@linslawgroup.com
July 11, 18, 202525-01996H

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjdud3.org

Dated this 8 day of July, 2025.

By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
July 11, 18, 202525-02022H

SECOND INSERTION

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

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

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

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

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

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

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

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

LYNN S. BERGER
Personal Representative
768 Koch Peak Avenue
Washington Township, NJ 07676
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
July 11, 18, 202525-01988H

THIRD 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 FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 11-CA-015966

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff, v.

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

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-005385
FLAGSTAR BANK, N.A., Plaintiff, v.

DARRICK HARRIS A/K/A DARRICK ANTHONY HARRIS, et al., Defendants.

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

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

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

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

SECOND INSERTION

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

CASE NO. 01-CA-002544
WASHINGTON MUTUAL BANK, FA, Plaintiff, vs.

BRIAN M. GRAFTON; SYLVIA GRAFTON; UNKNOWN PARTY IN POSSESSION OF THE SUBJECT PROPERTY LOCATED AT 5842 BENT GRASS DRIVE, VALRICO, FLORIDA 33594, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 1, 2025 and entered in Case No. 01-CA-002544, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WASHINGTON MUTUAL BANK, FA is Plaintiff and BRIAN M. GRAFTON; SYLVIA GRAFTON; UNKNOWN PARTY IN POSSESSION OF THE SUBJECT PROPERTY LOCATED AT 5842 BENT GRASS DRIVE, VALRICO, FLORIDA 33594; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on July 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 30, RIVER

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail: flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: M140368
July 11, 18, 202525-02015H

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

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

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 3rd day of July,

2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 11, 18, 202525-01983H

HILLS COUNTRY CLUB PARCEL 19, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 3rd day of July, 2025.
/s/ Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 10-22986 JPC
V6.20190626
July 11, 18, 202525-01982H

ACTIONS / SALES

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 22-CA-004632</p> <p>FIFTH THIRD BANK, N.A., Plaintiff, vs.</p> <p>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</p> <p>Defendant(s).</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>		
<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 www.hillsborough.realforeclose.com on September 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</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, 202525-01995H</p>		
SECOND INSERTION		
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-010031</p> <p>WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2007-NC1, Plaintiff, vs.</p> <p>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).</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 www.hillsborough.realforeclose.com at 10:00 a.m. on the 3rd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 9, BLOCK 7, OF WEST PARK ESTATES, UNIT #2, AC-</p>		
<p>CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 99, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 7, WEST PARK ESTATES UNIT NO. 2, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 99, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE NORTH 89 DEGREES 53 MINUTES 24 SECONDS WEST 33 FEET, THENCE NORTH 100 FEET THENCE SOUTH 89 DEGREES 53 MINUTES 25 SECONDS EAST 33 FEET, THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING.</p> <p>Property Address: 4518 W Idlewild Avenue, Tampa, Florida 33614</p> <p>and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</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 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: 7/3/2025</p> <p>McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 22-400259 July 11, 18, 202525-01987H</p>		

SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 29-2024-CA-007915</p> <p>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES, Plaintiff, vs.</p> <p>CATHERINE M. HARVEY A/K/A CATHARINE HARVEY A/K/A CATHARINE M. HARVEY AND LEE F. HARVEY, et al. Defendant(s).</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>		
<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). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 31, 2025, the following described property as set forth in said Final Judgment, to wit:</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>		
SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-002387</p> <p>EF MORTGAGE LLC, Plaintiff, v.</p> <p>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.</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 www.hillsborough.realforeclose.com beginning at 10:00 AM on August 13, 2025 the following described property as set forth in said Final Judgment, to-wit:</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>		
SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO. 24-CA-004327</p> <p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</p> <p>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)</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>required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, Florida 33323 on or before 8/4/2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 27 day of June, 2025.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By JENNIFER TAYLOR As Deputy Clerk</p> <p>Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com 24-00590 NML July 11, 18, 202525-02005H</p>		

SECOND 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 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 7 day of July, 2025.</p> <p>By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-222792 - NaC July 11, 18, 202525-02020H</p>		
SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 22-CA-010360</p> <p>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.</p> <p>CYNTHIA CORNIEL AND MISAEAL CORNIEL, et al. Defendant(s).</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 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:</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 MIDTIMES DRIVE, TAMPA, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 8 day of July, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-027333 - NaC July 11, 18, 202525-02021H</p>		
SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-008287</p> <p>KIAVI FUNDING, INC., Plaintiff, v.</p> <p>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.</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 www.hillsborough.realforeclose.com beginning at 10:00 AM on August 11, 2025 the following described property as set forth in said Final Judgment, to-wit:</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: flrealprop@kelleykronenberg.com /s/ Jordan Weinstein Jordan Weinstein, Esq. FBN: 1039538 File No: 3843.000080 July 11, 18, 202525-02016H</p>		

SECOND INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CC-020955 CITRUS KNOLL TAMPA MHP LLC, Plaintiff, vs. TRACY LEE MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. Tracy Lee Martinez 12907 Citrus Knoll Circle Lot No. 17 Thonotosassa, Florida 33592 YOU ARE NOTIFIED that a Declaratory Action as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at: 12907 Citrus Knoll Circle Lot No. 17 Thonotosassa, Florida 33592 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE 7/28/2025 WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or</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

SECOND INSERTION
<p>NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-003638 DIVISION: J IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR MALE CHILD. TO: Matthew Benjamin Fox or any known or unknown legal or biological father of the male child born on May 30, 2017, to Lisa Michelle Bergstrom, Current Residence Address: Unknown Last Known Residence Address: Unknown YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Relative and Termination of Parental Rights has been filed by Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606, (813) 258-3355, regarding a minor male child born to Lisa Michelle Bergstrom on May 30, 2017, in St; Augustine, St. Johns County, Florida. The legal father, Matthew Benjamin Fox, is Caucasian, forty-three (43) years old, approximately 5'7" tall, weighs approximately 180 pounds, with buzzed-cut black hair and brown eyes, and tattoos on the face and arms. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained. There will be a hearing on the Petition for Adoption of Relative and Termination of Parental Rights on September 2, 2025, at 1:30 pm eastern time, before Judge Robert Bauman at the George E. Edgecomb Courthouse, 800 East 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: https://zoom.us/j/8207378005. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089. You may object by appearing at the</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

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-001782 Division C SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. KENNETH TASCHNER AKA KENNETH ALAN TASCHNER, SINEERAT TASCHNER, et al. Defendants. TO: KENNETH TASCHNER AKA KENNETH ALAN TASCHNER LAST KNOWN ADDRESS 51 S 48TH ST MEZA, AZ 85206 920 PEREGRINE HILL PL. RUSKIN, FL 33570 You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 63, HAWKS POINT PHASE S-2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 920 PEREGRINE HILL PL., RUSKIN, FL 33570 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 7/15/2025, (or 30 days from</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 530
Tampa, Florida 33602 (SEAL) By: Jennifer Taylor
Deputy Clerk

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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-017548 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. YOUSEF Y. YOUSEF A/K/A YOUSEF YOUSEF AND TAMAM YOUSEF, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 15, 2025, and entered in 23-CA-017548 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and YOUSEF Y. YOUSEF A/K/A YOUSEF YOUSEF; TAMAM YOUSEF; LAKE WOODBERRY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 30, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 4, WOODBERRY PARCEL B AND C PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 91, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 723 ERIK LAKE RD, BRANDON, FL 33510</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 & 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

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-006162 LOAN FUNDER LLC, SERIES 39628, Plaintiff, vs. BRIDGEPORT PROPERTIES LLC, a Florida Limited Liability Company; ANGEL SANTOS; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants. TO: BRIDGEPORT PROPERTIES LLC, a Florida Limited Liability Company Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550 ANGEL SANTOS Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH COUNTY, Florida: LOT 15, BLOCK 2, SUN CITY CENTER UNIT 155 PHASE 1, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address is commonly known as: 1707 Tremont Court, Sun City Center, FL 33573 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 12574 Flagler Center Blvd., Suite 101, Jacksonville, FL 32258, on or before 6/3/2025, or within thirty</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.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx> Phone: (813) 272-7040 or ada@fjud13.org

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

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

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

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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-000808 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. TRAVIS DEAN BUEHLER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2025, and entered in 25-CA-000808 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and TRAVIS DEAN BUEHLER; SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.; SUNNOVA TE MANAGEMENT LLC are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 10, SOUTH POINTE, PHASE 3A THROUGH 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12603 MID-POINTE DR, RIVERVIEW, FL 33578 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-</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 & 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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22-CA-003575 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRETT L. CLEMONS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 02, 2025, and entered in 22-CA-003575 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and BRETT</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;

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-

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

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

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

IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800

E. 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.

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