# **Public Notices**



PASCO PAGES 33-52

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

**AUGUST 1 - AUGUST 7, 2025** 

# HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

### FIRST INSERTION

### NOTICE OF RULEMAKING BY TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed revised Amenity Rules and Rates ("**Proposed Rules and Rates**"). The proposed rule number is 2025-1. Prior notice of rule development was published in The Legal Observer on July 25, 2025.

A public hearing will be conducted by the Board of Supervisors of the Triple Creek Community Development District (the "District") on August 26, 2025, at 6:00 p.m., at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, Florida p.iii., at the Hailmock Chub, located at 19015 biggy Cleek Drive, Nivelview, Forlinds 33579 relative to the adoption of the Proposed Rules and Rates. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules and Rates will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rules and Rates includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. The specific laws implemented in the Proposed Rules and Rates include, but are not limited to Section 190.035, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules and Rates. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules and Rates, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950, or monolan@rizzetta.com (hereinafter, the "District Manager's Office").

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770, who can aid you in contacting the District Manager's Office.

Matthew O'Nolan, District Manager Triple Creek Community Development District

August 1, 2025

# 25-02223H

# FIRST INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via  $\frac{1}{2}$ www.selfstorageauction.com on 08/21/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

C-578	Charles, Janae	tools, clothing, furniture
D-730	Tavaris, Smith	home goods
B-412	Calhoun, Floyd	home goods
A-330	Farris, Lisa	home goods
B-437	Montano, Wilfredo	home goods
A-335	Edgemon, Raymond	home goods
A-315	Saldierna, Jose	home goods
5-87	McNeil, Nick	home goods
C-555	Lamas, Jesus	home goods
C-539-2/d	Wilkerson, Coni	home goods
B-473	Jernigan, Ashley	home goods
C-618	Jernigan, Vassie Ann	home goods
C-612	Williams, Alysha	home goods
R/V908	Abajian Tim	home goods

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

Please contact the property with any questions (813)599-1430. 25-02230H August 1, 8, 2025

# FIRST INSERTION

# COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors ("Board") of the Covington Park Community Development District ("District") will hold a regular meeting of the Board on Monday, August 25, 2025, at 6:00 p.m. at the Covington Park Clubhouse, located at 6806 Covington Garden Drive, Apollo Beach, Florida 33572. Notice is further given that the Audit Committee of the District will hold a meeting during the regular Board meeting to rank the proposals received to perform the Audit for the Fiscal Year ending September 30, 2025, with an option for two (2) additional annual renewals, as previously advertised in accordance with Florida law.

A copy of the agendas may be obtained by accessing the District's website at www.covingtonparkedd.org or by contacting the District Manager at  ${\tt monolan@rizzetta.com}.$  The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date and time certain which will be announced at the meetings, without additional publication of notice.

There may be occasions when one or more Supervisors will participate via telephone or other telecommunication means. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. 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) 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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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 O'Nolan, District Manager

25-02269H August 1, 2025

### FIRST INSERTION

### ENCORE COMMUNITY DEVELOPMENT DISTRICT

CORRECTED 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 Encore Community Development District ("District") will hold a public hearing and regular meeting as follows:

> August 14, 2025 1:30 PM Ella at Encore TIME: LOCATION: 1210 Ray Charles Blvd. Tampa, Florida 33602

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://encorecdd.org.

Note, the previously published notice of the District's public hearings related to its FY 2026 Budget and O&M Assessments. This Notice is intended to replace that

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.

Stephanie DeLuna, District Manager

August 1, 2025 25-02224H

# FIRST INSERTION

# Notice of Public Board Meeting

The Reserve at Pradera Community Development District will hold a Board of Supervisor Meeting on Thursday, August 28, 2025, at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview FL 33569 at 10:30 a.m.

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 meetings may be continued in progress without additional notice of a date, time, and location

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Reserve at Pradera CDD Stephanie DeLuna, District Manager

# FIRST INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/21/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below

Marie Ferland Household goods 946 Jaime Arboleda Household goods

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.

25-02231H August 1, 8, 2025

# FIRST INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/21/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2081 Christopher Leon Boxes, Totes, baby items, furniture, instruments, toys

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703. August 1, 8, 2025

25-02229H

# FIRST INSERTION

### NOTICE OF BOARD MEETING CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Creek Preserve Community Development District ("District") will hold a regular meeting of the Board of Supervisors on August 11, 2025 at 6:00 PM at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598.

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

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

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

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

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

Richard McGrath, District Manager

25-02225H August 1, 2025

# FIRST INSERTION

### NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on August 13, 2025, at 7:00 PM at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

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

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

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

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

Richard McGrath, District Manager Governmental Management Services - Tampa, LLC

August 1, 2025

25-02227H

# FIRST INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 8/21/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

A008	Junior Salomon	Household items
A133	Fannie Stone	Household items
A139	Valeria Alston	Boxes, bags, totes, furniture, tools
A253	Marc Maisonet	Household items
A310	Gregorio Rodriguez	Household items
A313	Jessica Boyd	Household items
A326	Eric Howard	Household items
B120	John Snow	Household items
B148	Krychonda Baldwin	Household items
D109	Charles Vincoli	Household items
D142	Radeja Addison /	
	Xpress Beauty Care	Household items
D188	Shanna Hall	Household items

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 August 1, 8, 2025 25-02232H

# --- PUBLIC SALES ---

HILLSBOROUGH COUNTY

### FIRST INSERTION

### NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve commercial activities on 4.19 acres known as NRP Cortaro JD.

The project is located in Hillsborough County, Section(s) 11, Township 32 South, Range 19 East. The petitioner is Cortaro Heights Apartments LLC whose address is 1228 Euclid Ave, 4th Floor Cleveland OH, 44115. The Petition No. is 917972/42048657.000.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 N, Tampa, FL

### NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

August 1, 2025 25-02237H

### FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Cory Lakes Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 21, 2025, at 6:00 p.m. at the Cory Lake Beach Club located at 10441 Cory Lake Drive, 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 www.corylakescdd.net at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at larry@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.

Larry Krause, District Manager August 1, 2025

25-02246H

# FIRST INSERTION

### **Fictitious Name Notice** NOTICE IS HEREBY GIVEN that Integrative Practice Development Inc, desiring to engage in business under the fictitious name Health Business Growth Collective, located at 610 E Zack St Ste #110-2159 in the County of Hillsborough in Tampa, Florida, intends to

register said name with the Division of Corporations of the Department of

State, Tallahassee, Florida Dated this 30th day of July, 2025 Owner: Julie Virgin.

OFFICIAL

COURTHOUSE WEBSITES

MANATEE COUNTY

SARASOTA COUNTY

CHARLOTTE COUNTY

LEE COUNTY

COLLIER COUNTY

HILLSBOROUGH

COUNTY

PASCO COUNTY

PINELLAS COUNTY

POLK COUNTY

ORANGE COUNTY

25-02297H

# FIRST INSERTION

# **Public Notice**

Notice is hereby given that the Southwest Florida Water Management District has received an Environmental Resource permit application number 920602 from Construction Services of Tampa. Inc., 1902 W Kennedy Blvd., Tampa, FL 33605. Proposed activity: Recreation Center development. Project name: A Kid's Place Recreation Center. Project size: 2.79 acres Location: Section 36, Township 29 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 1, 2025

25-02254H

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.

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors for the Highlands Community Development District will hold two public hearings and a regular meeting on August 20, 2025, at 6:00 p.m. at the Ayersworth Glen Clubhouse, located at: 11102 Ayersworth Glen Blvd, Wimauma, Florida 33598

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: 313 Campus Street, Celebration, FL 34747, (813) 382-7355 or email at: Kristee.cole@inframark.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.

### HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

FIRST INSERTION

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Subbobal -Platted Lobs	1386	1,000	100005	\$1,567,788,94	1247 18540	MINISTER MADE		0.109030308	E TRUMBUS	\$ 301,426,29	0.20032130	\$ 770.628.00	\$ 467.100.70	1.750,007.00	1 110 168-40	OvBul			

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.

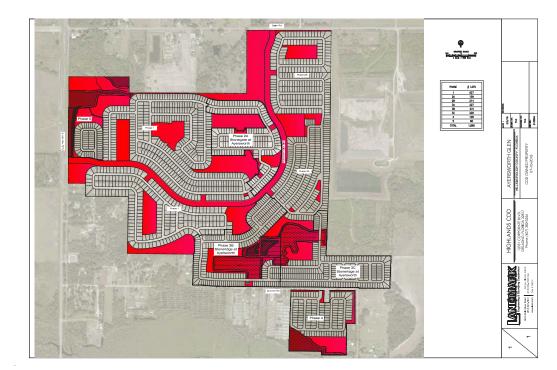
The public hearings and meeting are open to the public and will be conducted in Kristee Cole accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or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

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

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (407) 566-1935 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.

District Manager



25-02253H August 1, 8, 2025

# 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 MICHAEL DEON HARDY located at 4023 W. Cass Street in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of July, 2025. Michael Deon Hardy

August 1, 2025 25-02256H

# FIRST INSERTION

### **Fictitious Name Notice** NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of Center for Parent Coaching, located at 1130 Tuxford Drive in the County of Hillsborough, in the City of Brandon, State of Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Maxine Linda Golden August 1, 2025

Dated this July 29, 2025.

# 25-02281H

### FIRST INSERTION **Fictitious Name Notice**

### Notice is hereby given that BLUE-PRINT HOME LOANS LLC, OWNER, desiring to engage in business under the fictitious name of BLUEPRINT INDEPENDENT MORTGAGE ADVISORS located at 12403 BAY ES-TUARY BEND, RIVERVIEW, FLOR-IDA 33579 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.

25-02271H

August 1, 2025

# FIRST INSERTION

# NOTICE OF PUBLIC SALE Notice is hereby given that on 08/15/25 at 10:30 a.m., the following property

will be sold at public auction pursuant to F.S. 715.109: 1973 BARRI mobile home bearing vehicle identification numbers 33K24VS1649U and 33K24VS1649X, and all personal items located inside the mobile home. Last Tenant: Darold Jean Brown. Sale to be held at: Country Villa Estates MHC, 800 Amberwood Drive, Riverview, Florida 33578, (813-689-3809). August 1, 8, 2025 25-02277H

# PUBLISH YOUR LEGAL NOTICE

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

- $\bullet$  We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Call **941-906-9386**

or email legal@businessobserverfl.com



### --- PUBLIC SALES ---

# FIRST INSERTION

### Notice of Public Hearing and Board of Supervisors Meeting of the Harbour Isles Community Development District

The Board of Supervisors (the "Board") of the Harbour Isles Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 26, 2025, at 11:00 a.m. at the The Harbour Isles Clubhouse, located at 121 Spindle Shell Way, Apollo Beach, Florida 33572.

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.harbourislescdd.org, or may be obtained by contacting the District Manager's office via email at Angel.Montagna@inframark.com or via phone at (813) 576-9748.

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.

Angel Montagna, District Manager August 1, 2025

25-02226H

### FIRST INSERTION

### NOTICE OF RULE DEVELOPMENT BY THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Waterset South Community Development District (the "District") hereby gives notice of its intention to develop Amenity Policies and Rates to govern the operations of the District. The proposed rule number is 2026-1.

The Amenity Policies and Rates will address such areas as (i) establish policies, rules and fees imposed on persons desiring to utilize the Amenities who are residents and non-residents of the District; (ii) develop rules relating to the suspension and/or termination of patrons' use of the Amenities; and (iii) establish violation and penalty policies (collectively, the "Amenity Policies and Rates").

The purpose and effect of the Amenity Policies and Rates is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed Amenity Policies and Rates includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed Amenity Policies and Rates include, but are not limited to, Sections 120.54, 120.69, 120.81, 190.035 and 190.041, Florida Statutes.

A copy of the proposed Amenity Policies and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or by phone at  $(813)\,933\text{-}5571.$ 

Ruben Durand, District Manager Waterset South Community Development District

August 1, 2025

25-02276H

# FIRST INSERTION

### NOTICE TO CONTRACTORS REQUEST FOR BIDS SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT SEA WALL REPAIRS WITHIN THE DISTRICT

NOTICE IS HEREBY GIVEN that sealed bids will be received by SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT (the "DISTRICT"), HILLSBOR-OUGH COUNTY, FLORIDA, until 3 p.m., local time August 28, 2025, at the following location, Bowman Consulting, 6200 Whiskey Creek Drive, Fort Myers, Florida 33919, Tel: 239-985-1200, and commencing at 3:15 p.m. on the above date, such bids as received will be opened and read aloud at same address. The work for which proposals are to be submitted consists of providing labor, materials and equipment for seawall repairs within the Little Harbor development, pursuant to the terms and conditions of the specifications and contract documents pertaining thereto which may be examined at Bowman Consulting, 6200 Whiskey Creek Drive, Fort Myers, Florida 33919. One copy of the documents, including blank bid forms to be executed and submitted with a proposal, may also be obtained at Bowman Consulting, 6200 Whiskey Creek Drive, Fort Myers, Florida 33919 for a fee of \$50.00, or requested in electronic format (at no cost) to rbrylanski@bowman.com.

Proposals shall be prepared, addressed and submitted in compliance with detailed instructions as set forth in the contract documents.

The District reserves the right to accept or reject any or all bids, to waive irregularities, technical errors and formalities, and to award the contract as it deems will best serve the interest of the District.

The South Bay Community Development District Christina Newsome, District Manager August 1, 2025

25-02280H

# FIRST INSERTION

### NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TLC Health and Wellness, located at 5510 N. 40th Street, in the City of Tampa, County of Hillsborough, State of FL. 33610, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

Dated this 28 of July, 2025. TLC TELECARE LLC 5510 N. 40th Street Tampa, FL 33610 25-02266H August 1, 2025

# FIRST INSERTION

# NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of VanDale Painting Company, located at 10202 N. Edison Ave., in the City of tampa, County of Hillsborough, State of FL. 33612, intends to register the said name with the Division of Corporations of the Florida Department of State, Tal-

lahassee, Florida Dated this 29 of July, 2025. David E. Vanderlaan 10202 N. Edison Ave. tampa, FL 33612

25-02282H August 1, 2025

# LV20906 V11

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

### 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 Brandon Complete Dental Care located at 724 Lithia Pinecrest Road 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 25th day of July 2025. RBA Dental Associates, LCC

25-02257H August 1, 2025

### 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 Lovely Property Services located at 11607 Mountain Bay Dr, in the County of Hillsborough, in the City of Riverview, Florida 33569 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Riverview, Florida, this 25 day of July, 2025.

Mitchell Lovely August 1, 2025

25-02255H

# FIRST INSERTION

### **Fictitious Name Notice**

Notice Is Hereby Given that Specialville Estates MHC LLC, 500 Frank W. Burr Blvd St 720, Teaneck, NJ 07666, desiring to engage in business under the fictitious name of Specialville Home Sales, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

25-02235H August 1, 2025

### FIRST INSERTION NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Tampa, phone (813) 750-0354, located at 1108 Skipper Rd, Tampa, FL, 33613 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Wednesday August 20, 2025 at 10:00 am. The personal goods stored therein by the follow-ing may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

J0001 -Nancy Olivo B0007 -Robert Evans Shirnell Gabriel U0022 Anouce Belgarde K0007 Mark Lopez

Mark Lopez Michael George Tracey B0001

K0008 -

August 1, 8, 2025 25-02251H

Shauntice Wallace

# FIRST INSERTION

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Tampa - Hillsborough, phone (813) 845-0838, located at 2119 W Hillsborough Ave, Tampa, FL, 33603 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Wednesday August 20, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

2121 - Tav Davis

3134 - Craig Anthony Brandon 2131 - Marie Augustin

2021 - Kirstdon Lyn Bailey

3097 - Kimone Fung D101 - Tina Price

3009- Precious Ross

E519 - John Parker

1109 - Juewanna Simmons 2115 - Karalyn Garcia

2204- Johnny Hartsfield 2149 - Darian Verdecia

August 1, 8, 2025

25-02250H

# 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 Stephen J. Stanley Attorney & Counselor at Law located at 412 E. Madison St. in the City of TAMPA, FL, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 28th day of July, 2025.

Stephen J Stanley

25-02272H August 1, 2025

### 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 Four One For All Foundation located at 400 N Tampa St STE 1550 #377789, 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 25th day of July, 2025. 41 FOR ALL FOUNDATION INC.

August 1, 2025 25-02270H

# FIRST INSERTION

# **Fictitious Name Notice**

Notice is hereby given that CHI SUN HOLISTIC HEALING LLC is desiring to engage in business under the fictitious name of Chi Sun Holistic Healing located at 3612 Cork Rd. Apt. A, Plant City, Florida 33565 intends to register the said name in Hillshorough County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 1, 2025 25-02236H

# FIRST INSERTION

### **Public Notice**

APC Towers IV, LLC is proposing to construct a 165-foot overall height monopole telecommunications structure located near 6906 Williams Road, Seffner, Hillsborough County, Florida (28° 00' 50.9" N, 82° 19' 36.7" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting. Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1319822 when submitting the request and to view the specific information about the proposed

22-004555 TLR

25-02252H August 1, 2025

# FIRST INSERTION

### NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Mr. J Epoxy Floors and Painting, located at 5668 Fishhawk Crossing BLVD suite 364, in the City of Lithia, County of Hillsborough, State of FL, 33547, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 28 of July, 2025. DREAM BATH DEPOT LLC 5668 Fishhawk Crossing BLVD suite 364

Lithia, FL 33547

August 1, 2025

# FIRST INSERTION

25-02267H

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

NOTICE IS HEREBY GIVEN that Cherylyn Villalobos will engage in business under the fictitious name MARJAYNIE'S CLEANING SER-VICES, with a physical address 10006 North 21st Street Tampa, FL 33612, with a mailing address 10006 North 21st Street Tampa, FL 33612, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 1, 2025

25-02247H

# --- ESTATE ---

### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 25-CP-002486 IN RE: ESTATE OF RALPH GRANNEMAN A/K/A RALPH G. GRANNEMAN

**Deceased.**The administration of the estate of Ralph Granneman a/k/a Ralph G. Granneman, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 1, 2025.

# Personal Representative:

Jessica R. Karcher 2600 Woodcote Terrace Palm Harbor, Florida 34685 Attorney for Personal Representative: /s/ William Rambaum William Rambaum, Attorney Florida Bar Number: 0297682 PLG Law 3684 Tampa Road, Suite 2

Oldsmar, FL 34677 Telephone: (727) 781-5357 Fax: (704) 285-8136  $\hbox{E-Mail: brambaum@plglawyer.com}$ Secondary E-Mail: jherny@plglawyer.com

August 1, 8, 2025

25-02238H

### FIRST INSERTION

**Notice to Creditors** IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25CP002259 Division A IN RE: ESTATE OF JAMES RICHARD WARD

a/k/a J. RICHARD WARD

Deceased. The administration of the estate of JAMES RICHARD WARD a/k/a J. RICHARD WARD, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representatives and the personal repre-

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

**Personal Representatives:** Julia M. Held 113 Springdale Way Chapel Hill, North Carolina 27517  ${\bf Jeffrey\,C.\,Ward}$ 1211 S. Prairie Avenue, Apt. 3106 Chicago, Illinois 60605 Alicia W. Miller

3105 W. Parkland Blvd Tampa, Florida 33609 Attorney for Personal Representatives: Gregory S. Bloshinsky, Esq. Counsel for Julia M. Held, Jeffrey C. Ward, and Alicia W. Miller Florida Bar Number: 0066540 COZEN O'CONNOR 1801 N. Military Trail, Suite 200 Boca Raton, Florida 33431 Telephone: (561) 750-3850 E-Mail: gbloshinsky@cozen.com Secondary E-Mail:

cgable-gibson@cozen.com

August 1, 8, 2025

# FIRST INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

> FLORIDA PROBATE DIVISION FILE NO.: 25-CP-2176 DIVISION: B IN RE: ESTATE OF DEBBIE ANN SAURI,

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

The administration of the Estate of Debbie Ann Sauri, deceased, File No. 25-CP-2176, is pending in the circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Probate #101, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with the clerk of the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Probate #101, Tampa, FL 33602 ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

25-02239H

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OF 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 souse 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.

Dated at Broward County, Florida this 23rd day of July, 2025. The date of first publication of this

# Notice is August 1, 2025. Personal Representative ALEXANDRA PEREZ SAURI

632 NW 1st St., #520, Hallandale, FL 33009 M. BARBARA AMARO ESQ. Attorney for Personal Representative

FBN 611298 8950 SW 74 Court, Suite 2201 A-19 Miami, FL 33156 (305) 384-7213

(888) 508-5215 Fax Barbara@AmaroProbateLaw.comAugust 1, 8, 2025 25-02240H HILLSBOROUGH COUNTY

--- ESTATE ---

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002383 Division A IN RE: ESTATE OF SHARON ELAINE HUTH a/k/a SHARON E. HUTH Deceased.

The administration of the estate of SHARON ELAINE HUTH a/k/a SHARON E. HUTH, 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 P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025

# GARY D. LAMAR

**Personal Representative** 594 Middleton Place Chapel Hill, NC 27516 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 mgreco@hnh-law.com 25-02249H August 1, 8, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY.

FLORIDA PROBATE DIVISION File No. 25-CP-002267 **Division Probate** IN RE: ESTATE OF ALMA JEAN SARTORI. Deceased.

The administration of the estate of Alma Jean Sartori, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

### Personal Representative: /s/ Uwe Kurt Sartori **Uwe Kurt Sartori** 8572 S. Lewis Way

Littleton, CO 80127 Attorney for Personal Representative: /s/ James K. Purdy James K. Purdy E-Mail Addresses: jim@thepurdyfirm.comjkpstaff@thepurdyfirm.com Florida Bar No. 143510 The Purdy Firm PLLC P.O. Box 87 Seffner, FL 33583 Telephone: 813-934-2270 August 1, 8, 2025 25-02228H

# FIRST INSERTION

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

PROBATE DIVISION File No. 25-CP-002522 IN RE: ESTATE OF CHARLES DORA SHEETS, aka CHARLES D. SHEETS Deceased.

administration of the estate of CHARLES DORA SHEETS, also known as CHARLES D. SHEETS, deceased, whose date of death was April 22, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this

# notice is: August 1, 2025. PATRICIA L. OHLENDORF Personal Representative 5219 Cape Leyte Drive

Sarasota, FL 34242 James P. Hines, Jr., Esq. Attorney for Personal Representative Florida Bar No. 61492 Ryne E. Hartt, Esq. Florida Bar No. 1011330 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: rhartt@hnh-law.com August 1, 8, 2025 25-02261H

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY.

FLORIDA PROBATE DIVISION File No.: 25-CP-001646 IN RE: ESTATE OF WANDA JEAN JOHNSON

The administration of the estate of WANDA JEAN JOHNSON, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or deagainst 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.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

The date of first publication of this notice is August 1, 2025.

### Mary Johnson Whitworth, Personal Representative c/o 3903 Northdale Blvd. Ste. 100E

Tampa, Florida 33624 /s/ Laurie C. Satel, Esq. Laurie C. Satel, Esq. Florida Bar No: 124841 Satel Law, PLLC 3903 Northdale Blvd. Ste. 100E Tampa, Florida 33624 Phone: 813.563.0636 Fax: 833.801.5443 E-Service: laurie@satellawfirm.com Attorney for Personal Representative

25-02275H

August 1, 8, 2025

# FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION CASE NO.: 2025-CA-005335 LAKEVIEW LOAN SERVICING,

LLC, Plaintiff, vs. DYLAN MORGENSTERN; et al.,

**Defendants.**TO: DYLAN MORGENSTERN; 7816 82ND ST, GLENDALE, NY 11385 UNKNOWN SPOUSE OF DYLAN MORGENSTERN; 7816 82ND ST, GLENDALE, NY 11385

YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida:

LOT 34, BLOCK 8A, PANTHER TRACE PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Also known as 10814 NEW-BRIDGE DR, RIVERVIEW, FL 33579.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before September 3, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, 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 July 29, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT
(SEAL) By: Mustafa Divan
DEPUTY CLERK

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff 25-02294H August 1, 8, 2025

### 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-002510

DIVISION: B IN RE: ESTATE OF EMILY GERALDINE ROWELL, Deceased.

The administration of the Estate of Emily Geraldine Rowell, deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative: Lance Rowell c/o Bennett Jacobs & Adams PA PO Box 3300

Tampa, FL 33601 Attorney for Personal Representative: Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams PA PO Box 3300, Tampa, FL 33601 Phone (813) 272-1400 Fax (866) 844-4703 E-Mail: LMURALT@BJA-Law.com August 1, 8, 2025 25-02262H

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002027 Division O IN RE: ESTATE OF THEODORE R. WRIGHT Deceased.

The administration of the estate of Theodore R. Wright, deceased, whose date of death was April 8, 2025, is pending n the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

The date of first publication of this notice is August 1, 2025.

Latandra Wright

Plant City, Florida 33567 Attorney for Personal Representative: Rodolfo Suarez Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244 E-Mail: rudv@suarezlawvers.com Secondary É-Mail:

All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN BARRED.

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

Personal Representative:

3219 Magnolia Meadows Drive

eservice@suarezlawyers.comAugust 1, 8, 2025 25-02242H

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002216 Division A IN RE: ESTATE OF MARIA RODRIGUEZ,

Deceased. The administration of the estate of MA-RIA RODRIGUEZ, deceased, whose date of death was October 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602 The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AF-TER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE 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 PUBLICA-TION 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 FOR-EVER 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: August 1, 2025.
Signed on this 28th day of July,

### LUIS DAVID RODRIGUEZ Personal Representative 775 Harbor Island Clearwater, FL 33767

Attorney for Personal Representative Florida Bar No. 0165903 MACFARLANE FERGUSON & McMULLEN Post Office Box 1669 Clearwater, FL 33757 Telephone: (727) 441-8966 Email: rcw@macfar.com Secondary Email: mlh@macfar.com August 1, 8, 2025

R. CARLTON WARD

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP001920 Division A
IN RE: ESTATE OF MICHAEL NEAL

Deceased.

The administration of the estate of Michael Neal, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, mpa. FL 33601-3360. and addresses of the petitioners and the petitioners' 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 petitioners have 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 de scribed 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

FIRST INSERTION

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

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

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

The date of first publication of this notice is August 1, 2025.

Petitioners /s/ Brian Alan Neal  $ID\,s1LGT divvpu AYkzvXBA9SQqS$ Brian Alan Neal 300 Tranquility Lane

Havana, Florida 32333 /s/ John Michael Neal  $ID\ y8TvUrwMcCTFjgHBcF4UC7S6$ John Michael Neal 35 Smyrna Drive

Debary, FL 32713 Attorney for Petitioners: Jennifer R. Denorio Esq., Attorney Florida Bar Number: 1035584 LULICH & ATTORNEYS, P.A. 1069 Main Street Sebastian, FL 32958 Telephone: (772) 589-5500 Fax: (772) 589-8800 E-Mail: Jen@lulich.com August 1, 8, 2025 25-02241H



# What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

# --- ESTATE ---

HILLSBOROUGH COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-001148 IN RE: ESTATE OF

SUNITA KATYAL,

**Deceased.**The administration of the estate of Sunita Katyal, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The name and address of the personal representative and the personal representative's attor-

ney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES 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 first publication date of this notice is August 1, 2025.

Ish K. Katyal 20656 Longleaf Pine Ave. Tampa, FL 33647

Julan Mustafa Attorney for Personal Representative Florida Bar Number 13147 PO Box 1487, Elfers, FL 34680 727-725-7600

August 1, 8, 2025 25-02291H

FIRST INSERTION

AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CC-46898

ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CORDEANIA EVONN KNOX, SECRETARY OF VETERANS AFFAIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,

SOUTH FORK III COMMUNITY

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 10th day of July, 2025. s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 25-02285H August 1, 8, 2025

FIRST INSERTION

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

PROBATE DIVISION: 25-CP-2179 IN RE: THE ESTATE OF ISAIAS GARCIA SALES

**Deceased.**The administration of The Estate of ISAIAS GARCIA SALES, whose date of death was May 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative is: ANA CAROLINA SALINAS

/s/ Rolando Santiago Attorney for Personal Representative Rolando J. Santiago, Esq. RJS Law Group 306 N US Hwy 41 Ruskin, FL 33570 Tel: 813-641-0010 Fla. Bar No.: 557471 August 1, 8, 2025 25-02260H

FIRST INSERTION

NOTICE TO CREDITORS IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL

HEALTH AND TRUST DIVISION FILE NO: 25-CP-002133 IN RE: ESTATE OF SARAH R. DARABI,

Deceased.
The administration of the Estate of SARAH R. DARABI, deceased, whose date of death was February 27, 2025, File Number 292025CP002133, is pending in the Circuit Court for HILL-SBOROUGH County, Florida, PRO-BATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa,

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

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SER-VICE OF A COPY OF THIS NOTICE. 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 1 day of August, 2025

JOHN SHAHRUKH DARABI

Personal Representative Gerald L. Hemness, Jr., Esq. Counsel for Personal Representative Florida Bar # 67695 100 Ashley Dr. South, Ste. 664 Tampa, FL 33602-5300 (813) 324-8320 gerald@hemness.com 25-02264H August 1, 8, 2025

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-002104 Division: A IN RE: ESTATE OF TERINIA LEANN BOSWELL, Deceased.

The administration of the estate of Terinia Leann Boswell, deceased, whose date of death was January 3, 2025, is pending in Case No. 25-CP-002104 the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. No personal representative has been appointed. The estate is proceeding under summary adminis-

All creditors of the decedent and other persons having claims or demands against the estate must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STAT-UTES, or such claims will be forever

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

Pursuant to section 733.2121(1), Florida Statutes, the petitioner and her attorney hereby state that 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 under section 732.2211.

The date of first publication of this notice is: August 1, 2025.

Petitioner: Jasmine Brittney Boswell 4902 N MacDill Ave, Apt 16

Tampa, FL 33614 Attorney for Petitioner: Omar A. Erchid, Esq. ERCHID LAW PLLC Florida Bar No. 1010955 203 N. Armenia Ave, #101 Tampa, Florida 33609 omar@erchidlaw.com Office: (813) 631-7226 Fax: (813) 946-5101 /s/ Omar A. Erchid Omar A. Erchid, Esq. omar@erchidlaw.com Florida Bar No. 1010955 ERCHID LAW PLLC 203 N. Armenia Ave, #101 Tampa, Florida 33609 Office: (813) 631-7226 Fax: (813) 946-5101 Secondary email: admin@erchidlaw.com Attorneys for Petitioner 25-02290H August 1, 8, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002212

Division B IN RE: ESTATE OF MATTHEW FOX,

**Deceased.**The administration of the estate of MATTHEW FOX, deceased, whose date of death was April 10, 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 August 1, 2025

Personal Representative: MICHAEL EPSTEIN 12681 Toyon Mesa Court San Diego, CA 92130

Attorney for Personal Representative: CRYSTAL O. PARKINSON, ESQ. Florida Bar No. 1032588 Nason Yeager Gerson Harris & Fumero, P.A. 3001 PGA Blvd., Ste. 305 Palm Beach Gardens, FL 33410 Telephone: (561) 686-3307 E-mail Addresses: cparkinson@nasonyeager.com, kbabka@nasonyeager.com

August 1, 8, 2025

FIRST INSERTION

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

File No. 25 CP 002454 **Division Probate** IN RE: ESTATE OF PHILIP CHAN, Deceased.

The administration of the estate of Philip Chan, deceased, whose date of death was October 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative: Panida Chin

 $2215\ 27 \mathrm{th}$  Ave Blvd W Palmetto, FL 34221 Attorney for Personal Representative: Michael M. Hamrick E-Mail Address: mhamrick@manateelegal.com E-Mail Address: thostetler@manateelegal.com Florida Bar No. 0290556 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209

Telephone: 941-747-1871

August 1, 8, 2025

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002419 Division A IN RE: ESTATE OF PAUL ANDRE CHAVEZ a/k/a PAUL CHAVEZ,

Deceased. The administration of the estate of PAUL ANDRE CHAVEZ a/k/a PAUL CHAVEZ, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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 August 1, 2025

MARY KAY LEE Personal Representative 3725 Yardarm Drive Tampa, FL 33611

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: 813-251-869 Email: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com

August 1, 8, 2025

25-02292H

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-006121 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2. Plaintiff, v.

CYLENA L. WATERS, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Consent Uniform Final Judgment of Foreclosure dated July 20, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-006121, wherein WILM-INGTON TRUST, NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUST-EE OF MFRA TRUST 2014-2 is the Plaintiff, and CYLENA L. WATERS. FLORIDA DEPARTMENT OF REV-ENUE, CITY OF TAMPA, FLORIDA, HILLSBOROUGH COUNTY CLERK OF COURT, EDWARD GILBERT-POWER HOME REMODELING and UNKNOWN TENANT #1 N/K/A GA-BRIELLE JINES are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 23, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Consent Uniform Final Judgment of Foreclosure, to wit: LOT 27, KAREN HEIGHTS,

ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

25-02286H

Property Address: 7906 Edison Ave, Tampa, FL 33604 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 28th day of July, 2025.

HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529  $\hbox{E-Mail: Matthew@HowardLaw.com}$ August 1, 8, 2025 25-02263H

Respectfully submitted,

FIRST INSERTION

25-02287H

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

CASE NO: 24-CA-001121 PENNYMAC LOAN SERVICES, Plaintiff, vs.

JUSTINO MONTOYA CHAVEZ; MARTHA CAMPOS; UNKNOWN TENANT #1: UNKNOWN TENANT

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 24-CA-001121 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and JUSTINO MONTOYA CHAVEZ and MARTHA CAMPOS, et al. are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at HILLSBOROUGH Countv On-Line Public Auction website: https://hillsborough.realforeclose.com, at 10:00 AM on OCTOBER 23, 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:

THE NORTH 80 FEET OF THE SOUTH 280 FEET OF THE EAST 120 FEET OF LOT 840, THIRD ADDITION TO RUSKIN COLONY FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN

PLAT BOOK 1, PAGE(S) 132, 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 partici pate 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, Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 | Fax: (954) 200-7770

FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com

04-098865-F00 August 1, 8, 2025

25-02244H



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large. When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

### FIRST INSERTION

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

CASE NO.: 24-CA-007488 DIVISION: J NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, v. RACHEL VARGAS, ET AL., Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment or Order dated 7/18/2025 entered in Civil Case No. 24-CA-007488 DIVISION: J in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC-ING, Plaintiff and RACHEL VARGAS; SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.; RICHMOND PLACE OWNERS ASSOCIATION, INC.; RICHMOND PLACE PROP-OWNERS' ASSOCIATION, UNKNOWN TENANT #1; UNKNOWN TENANT #2 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 September 18, 2025 the following described property as set forth in said Final Judgment,

LOT 12, BLOCK A RICHMOND PLACE-PHASE I, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8408 Fen-

wick Ave, Tampa, FL 33647 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 PUB-LISHED 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: ftlrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 2390.000320

August 1, 8, 2025

NOTICE OF SALE the South 453 feet of the South-

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

CIVIL DIVISION UCN: 292025CA003293A00IHC CASE NO.: 25-CA-003293 SKYWAY CAPITAL

MANAGEMENT, LLC. a Florida limited liability company Plaintiff, vs.

HONOR MANAGEMENT, LLC, a Michigan limited liability company CON2444, LLC, a Florida limited liability company, ANY KNOWN AND UNKNOWN TENANTS,

Defendants. NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 25th day of July, 2025 in CASE NO.: 25-CA-003293 of the Circuit Court of Pinellas County, Florida, in which SKYWAY CAPITAL MANAGE-MENT, LLC. is the Plaintiff and HON-OR MANAGEMENT, LLC, a Michigan limited liability company, CON2444, LLC, a Florida limited liability company, are the Defendants, VICTOR D. CRIST, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online atwebsite: http:// www.hillsborough.realforeclose.com on September 25, 2025 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment:

Parcel I The East 312.24 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 in Section 8, Township 27 South, Range 19 East, LESS the South 453 feet thereof; together with

west 1/4 of the Southeast 1/4 of the Southwest 1/4, LESS the South 33 feet for County Road and LESS the West 320.4 feet and LESS the East 130 feet of

the South half of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 8, Township 27 South, Range 19 East, Hillsborough County,

Florida. Parcel II

The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS the South 453.00 feet thereof, also LESS the East 312.24 feet thereof and LESS the West 30 feet thereof for road easement or right-of-way. TOGETHER WITH:

The East 112.40 feet of the West 320.40 feet of the North 120.00 feet of the South 453.00 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 27 South Range 19 East, Hillsborough County, Florida.

Parcel III The North 300.00 feet of the South 333.00 feet of the East 290.40 feet of the West 320.40 feet of the Southwest 1/4 of the Southeast 1/4 of the South west 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS AND EXCEPT that part conveyed to Hillsborough County, a political subdivision of the State

of Florida by Deed recorded in

Official Records Book 6954, Page

1445. Parcel IV

FIRST INSERTION

The North 120 feet of the South 453 feet of the West 208 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS the West 30 feet thereof for road rightof-way for Livingston Avenue, and LESS AND EXCEPT that part conveyed to Hillsborough County, a political subdivision of the State of Florida by Deed recorded in Official Records Book 6954, Page 1445. LESS: PARCEL:

HOUSE PROPERTY LEGAL PER PA PAGE FOLIO 033450-0100

BEGINNING AT THE NE CORNER OF SW 1/4 OF SE 1/4

OF SW 1/4 OF SECTION 08-27-19; THENCE S 00 DEG 00 MIN 27 SEC W ALONG THE EAST LINE OF SW 1/4 OF SE 1/4 OF SW 1/4 OF SECTION 08-27-19, A DISTANCE 331.61 FEET THENCE N 89 DEG 51 MIN 54 SEC W, A DISTANCE 129.95 FEET THENCE S 00 DEG 04 MIN 12 SEC W, A DIS-TANCE OF 298.74 FEET TO POINT ON INTERSECTION WITH NORTHERLY RIGHT-OF-WAY OF SUNSET LANE; THENCE N 89 DEG 55 MIN 41 SEC W ALONG NORTHERLY RIGHT-OF-WAY LINE, A DIS-TANCE 267.15 FEET: THENCE N 00 DEG 14 MIN 30 SEC E, A DISTANCE OF 323.95 FEET;

THENCE N 31 DEG 48 MIN 16 SEC E, A DISTANCE OF 360.10 FEET TO POINT OF IN-TERSECTION WITH NORTH LINE OF SW 1/4 OF SE 1/4 OF SW 1/4 OF SECTION 08-27-19; THENCE S 89 DEG 55 MIN 42 SEC E ALONG N LINE OF SW 1/4 OF SE 1/4 OF SW 1/4 A DISTANCE OF 206.36 FT TO POINT OF BEGINNING Commonly known as Vacant

Land, Lutz, Florida 33559 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 60 days after the sale. AMERICAN WITH DISABILITIES

ACCOMMODATION 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 within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street,

Room 604, Tampa, FL 33602. VICTOR D. CRIST, Hillsborough County Clerk of Court Steven W. Moore, Esquire 8240 118th Avenue North, Suite 300 Largo, Florida 33773 (727) 395-9300 FBN:0982660/SPN:01530027 steven@stevenmoorepa.com kathy@steven moore pa.comAugust 1, 8, 2025 25-02289H

# FIRST INSERTION

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

CASE NO.: 25-CA-000047 Division C ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,

Plaintiff, v. DENIA DAPHNE WILSON FERNANDEZ A/K/A DENIA WILSON; MICHAEL MACDONALD: UNKNOWN SPOUSE OF DENIA DAPHNE WILSON FERNANDEZ A/K/A DENIA WILSON: UNKNOWN SPOUSE OF MICHAEL MACDONALD; UNKNOWN SPOUSE OF JUSTIN LEW WILSON; 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;

UNKNOWN TENANT #1: UNKNOWN TENANT #2, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 15, 2025 entered in Civil Case No. 25-CA-000047 Division C in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff and DENIA DAPHNE WILSON FERNANDEZ A/K/A DENIA WILSON; MICHAEL MACDONALD; UNKNOWN SPOUSE OF DENIA DAPHNE WILSON FERNANDEZ A/K/A DENIA WILSON; UNKNOWN SPOUSE OF MICHAEL MACDON-ALD; UNKNOWN SPOUSE OF JUS-TIN LEW WILSON N/K/A SHERRI WILSON are defendants, Victor D. Crist, Clerk of Court, will sell the prop-

erty at public sale at www.hillsborough.

realforeclose.com beginning at 10:00

AM on September 16, 2025 the follow-

ing described property as set forth in said Final Judgment, to-wit:. LOT 17 BLOCK 25 GOLFLAND

25-02278H

RESUBDIVISION, ACCORD-ING IN PLAT BOOK 29, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Property Address: 10308 N Forest Hills Dr, Tampa, FL 33612 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED 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: ftlrealprop@kelleykronenberg.com

/s/ Jordan Wainstein

FBN: 1039538

Jordan Wainstein, Esq.

File No: 5299.000113

August 1, 8, 2025

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 23-CA-017406 SECTION # RF U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. JUSTIN L. BASS; SIERRA GIZELLE BASS; JUSTIN BASS AKA JUSTIN L. BASS, AS THE FATHER AND NATURAL GUARDIAN OF ALICIA GRACE BASS, A MINOR; JUSTIN BASS AKA JUSTIN L. BASS, AS THE FATHER AND NATURAL GUARDIAN OF HANNAH ELIZABETH BASS, A MINOR; FOUNDATION FINANCE COMPANY LLC; HAWKS POINT HOMEOWNERS ASSOCIATION, INC.; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN

SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough. realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on

DEVELOPMENT; UNKNOWN

TENANT IN POSSESSION OF THE

in said Final Judgment, to wit: LOT 197, OF HAWKS POINT -PHASE 1B-1, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 115. PAGE 180, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 2306 RICHWOOD PIKE DR, RUSKIN,

FL 33570

the 24 day of September, 2025, the fol-

lowing described property as set forth

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

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

Dated this 21 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310  $\,$ Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. **R. JUD. ADMIN 2.516** 

eservice@decubaslewis.com

August 1, 8, 2025 25-02234H

CADEN, ACCORDING TO THE

MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK

5, PAGE 13, PUBLIC RECORDS

OF HILLSBOROUGH COUN-

TY, FLORIDA.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE (2319 S 50th Street,

Tampa, FL 33619-5231)
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION Case No. 25-CA-001731 RENE VALENZUELA, AS TRUSTEE OF TRUST NUMBER 2309 UTD 10-1-2019, as successor in interest and assignee to MEXIGATE,

Plaintiff, v. MAURICIO DOMINGUEZ; UNKNOWN TENANT #1 in possession of 2319 S 50th Street; UNKNOWN TENANT #2 in possession of 2319 S 50th Street; UNKNOWN TENANT #1 in possession of 2301 S 49th Street; UNKNOWN TENANT #2 in possession of 2301 S 49th Street; UNKNOWN TENANT #1 in possession of 2922 N 60th Street; UNKNOWN TENANT #2 in possession of 2922 N 60th Street; 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.

Defendants. NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on July 23, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court, Victor D. Crist, will sell the following described property situated in Hillsborough County, Florida:

Commence at the southeast corner of the NE¼ of the SE¼ of Section 28, Township 29 South, Range 19 East, then run West 301.55 feet for a point of beginning, thence run North 99 feet to a point 301.29 feet West of the east boundary of Section 28, Township 29 South, Range 19 East, thence run East 125.29 feet, thence run South 99

feet to a point 176 feet west of the east boundary of the aforesaid section, township and range, thence run West 125.55 feet to the point of beginning, said property being located in the NE¼ of the SE¼ of the above Section 28, Township 29 South, Range 19 East, Hillsborough County, Florida. Together with all improvements

now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only: Address: 2319 S. 50th Street, Tampa, FL 33619-5231 Folio: 046585-0000

at public sale, to the highest and best bidder, for cash, on September 22, 2025, beginning at 10:00 a.m., conducted electronically online at http:// www.hillsborough.realforeclose.com.

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.

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs an accommoda-tion to participate in a court proceeding, 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.

/s/ Stephanie C. Lieb Stephanie C. Lieb, Esquire Florida Bar No. 0031806 Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 101 E. Kennedy Boulevard, Suite 2700 Tampa, FL 33602 slieb@trenam.com Tel: (813) 223-7474 Fax: (813) 229-6553 Attorneys for Plaintiff

August 1, 8, 2025 25-02243H

# 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-005858 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DANIELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED,

25-02274H

Defendant(s). TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. DANIELS A/K/A DOROTHY DAN-IELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED, and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO

MAY CLAIM AN INTEREST IN THE ESTATE OF CHARMENT E. GIZZY BUARD, DECEASED,

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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, 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 being foreclosed herein.
YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property: LOT 11 AND THE WEST 26.8 FEET OF LOT 12 A.W CUS-

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 Ave., Suite 100, Boca Raton, Florida 33487 on or before September 3, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal

of this Court at Hillsborough County, Florida, this 29th 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 25-301006

August 1, 8, 2025 25-02295H

### FIRST INSERTION

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

CASE NO.: 25-CA-004783 DIV E LAKEVIEW LOAN SERVICING, Plaintiff, v.

CURT A. HILL, et al., Defendants.

TO: Unknown Party in Possession 1 11850 Whisper Creek Drive Riverview FL 33569 Unknown Party in Possession 2 11850 Whisper Creek Drive Riverview FL 33569

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

Lot 24, Block 6, RIVERCREST PHASE 1A, as per plat thereof, recorded in Plat Book 90, Page 99, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before 8/25/25 or 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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

voice impaired, call 711.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 18 day of July, 2025.

Victor Crist as Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Jennifer Taylor DEPUTY CLERK

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430,

Winter Park, FL 32789 August 1, 8, 2025 25-02259H

# FIRST INSERTION

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

COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 25-CA-003914 DIVISION: F TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL

ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH,

ASHLEY, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, THOMAS ASHLEY, DE-

UNDER, OR AGAINST, THOMAS

CEASED Last Known Address: Unknown Current Address: Unknown

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

LOT 94, OF MCDAVIDS EAST SEMINOLE SUBDIVISION, REVISED MAP, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 10, AT PAGE 8, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. A/K/A 1418 EAST FRIERSON AVENUE TAMPA FL 33603

has been filed against you and you are

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-004043

Fifth Third Bank, National

Antionette Yvonne Moore a/k/a

Antionette Moore a/k/a Antoniette

Yvonne Moore a/k/a Antoinette Y.

Association

Plaintiff, vs

Moore: et al

Defendants.

required to file written defenses by 08/25/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

\*\*See the Americans with Disabilities

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. 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. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813)

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

WITNESS my hand and the seal of this court on this 18 day of July, 2025. VICTOR D. CRIST Clerk of the Circuit Court

(SEAL) By: Jennifer Taylor Deputy Clerk Clerk of Court address 800 E. Twiggs St., Room 101 Tampa, FL 33602

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-005527

FIRST INSERTION

August 1, 8, 2025 25-02258H

### 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-004872

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. PAMELA HARRIS A/K/A PAM S. HARRIS AND MARILYN O'BRIEN,

Defendant(s).

TO: PAMELA HARRIS A/K/A PA-MELA S. HARRIS A/K/A PAM S. HARRIS, UNKNOWN SPOUSE OF PAMELA HARRIS A/K/A PAMELA S. HARRIS A/K/A PAM S. HARRIS,

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.

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF MARI-LYN O'BRIEN, DECEASED,

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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, 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.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 39. BLOCK F. BOYETTE CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 31-1 THROUGH, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before September 3, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29th day of July, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan

DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

25-292822 25-02284H

August 1, 8, 2025

# FIRST INSERTION

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

COUNTY, FLORIDA
CASE NO.: 24-CA-002228 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v.

MILES ROBERT COLE; UNKNOWN SPOUSE OF MILES ROBERT COLE; RIVERBEND WEST COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS

ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 21, 2025 entered in Civil Case No. 24-CA-002228 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and MILES ROBERT COLE; UN-KNOWN SPOUSE OF MILES ROB-ERT COLE; RIVERBEND WEST COMMUNITY ASSOCIATION, INC.: ALL UNKNOWN PARTIES CLAIM-ING 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 DE-SCRIBED 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 September 22, 2025 the following described property as set forth in said Final Judgment, to-wit:.

 ${\rm LOT}\ 2,\ {\rm BLOCK}\ 2,\ {\rm RIVERBEND}$ WEST PHASE 1. ACCORD-ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE(S) 144 THROUGH 151, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA. Property Address: 253 Cascade

Bend Dr, Ruskin, FL 33570 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION. MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED 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: ftlreal prop@kelleykronenberg.com/s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 0058606 File No: 02311411-JMV August 1, 8, 2025 25-02279H FIRST INSERTION

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

FLORIDA Case No.: 25-CA-003605 DIVISION: H

UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, v.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES A. WAYCHOFF A/K/A CHARLES ARTHUR WAYCHOFF, DECEASED: LAZARO DIAZ VITON; VILLAS AT ASTON GARDENS NEIGHBORHOOD ASSOCIATION, INC.: 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; UNKNOWN TENANT #1: UNKNOWN TENANT

Defendant.

To the following Defendant(s): THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS. CREDITORS. TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF CHARLES A. WAYCHOFF A/K/A CHARLES ARTHUR WAY-CHOFF, DECEASED 12731 Aston Creek Drive Tampa, FL 33626

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

LOT 13, ASTON VILLAS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 90,

PAGE 79, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

a/k/a 12731 Aston Creek Drive, Tampa, FL 33626

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before 09/02/2025, a date which is within thirty (30) days after the first publication of this Notice in BUSINESS OB-SERVER 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. This notice is provided pursuant to Administrative Order No. 2.065.

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 provisions of certain assistance. Please contact the Court Administrator at 601 E. Kennedy Blvd. Tampa, FL 33602, Phone No. (813) 272-7040 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

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

VICTOR D. CRIST As Clerk of the Court (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St.

Tampa, FL 33602

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324August 1, 8, 2025 25-02288H

# 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-004772 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND

ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUBEN PERRY A/K/A RUBEN D. PERRY, SR. N/K/A RUBEN D. PERRY, SR., et al., Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF RUBEN PERRY A/K/A RU-BEN D. PERRY, SR. N/K/A RUBEN D. PERRY, SR. RUBEN DENARD PERRY, JR. A/K/A RUBEN D. PERRY, JR.

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

LOT BEGIN 386.40 SOUTH AND 25 FEET OF NORTHWEST CORNER OF SOUTHEAST 1/4 OF NORTH-WEST 1/4 OF SOUTHEAST 1/4, RUN EAST 125 FEET NORTH 100 FEET, EAST 10 FEET SOUTH 150 FEET WEST 135 FEET AND NORTH 50 FEET TO P.O.B., ALL LYING AND BEING IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY. FLORIDA.

has been filed against you and you are required to serve a copy of your writ-

ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before AUGUST 29, 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.

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, ADA@fljud13.org

WITNESS my hand and the seal of this Court this 24TH day of JULY, VICTOR CRIST

As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026.  ${\rm CORAL\,SPRINGS,\,FL\,33310}$ 25-01701

August 1, 8, 2025 25-02248H

# PUBLISH YOUR LEGAL NOTICE

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

• We offer an online payment portal for easy credit card payment

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

Call **941-906-9386** 

or email legal@businessobserverfl.com

### TO: Antionette Yvonne Moore a/k/a Antionette Moore a/k/a Antoniette Yvonne Moore a/k/a Antoinette Y. Moore and Unknown Spouse of Antionette Yvonne Moore a/k/a Antionette Moore a/k/a Antoniette Yvonne Moore a/k/a Antoinette Y. Moore

Last Known Address: 10146 Tuscan Sun Avenue, Riverview, FL 33578

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 1, BLOCK 8, VENTANA

GROVES PHASE 1, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 134, PAGE(S) 202 THROUGH 221, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before AUG 18 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, 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. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 07/11/2025.

Victor D. Crist As Clerk of the Court (SEAL) By Patricia Corbin As Deputy Clerk

25-02233H

Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 24-F01925

August 1, 8, 2025

### 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. 19-CA-002928 FREEDOM MORTGAGE CORPORATION,

TAJAR J. RAY. JR, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Fore-closure dated August 24, 2022, and entered in 19-CA-002928 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and TAJAR J. RAY. JR.; MAGNOLIA PARK AT RIVERVIEW 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 August 19, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 14, MAGNO-LIA PARK SOUTHEAST "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE(S) 86 THROUGH 96, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA Property Address: 6108 MAG-NOLIA PARK BOULEVARD, RIVERVIEW, FL 33578.

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

45.031.

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

Dated this 30 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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 19-270479 - NaC August 1, 8, 2025

25-02296H

### FIRST INSERTION

HILLSBOROUGH COUNTY

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold an Audit Committee Meeting on Tuesday, August 12, 2025 at 10:45 a.m. at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. The Audit Committee will review, discuss, and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. There may be an occasion where one or more supervisors will participate by speaker

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Stephanie DeLuna, District Manager

25-02300H

# FIRST INSERTION

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

COUNTY, FLORIDA CIVIL DIVISION CASE NO.:25-CC-008632 Div. S

HAWKS POINTS HOMEOWNERS

ASSOCIATION, INC., Plaintiff, v. JOSEPH GALLUCI AND

UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 250, Hawks Point- Phase 1B-1, according to the map or plat thereof, as recorded in Plat Book 115, Page(s) 180 through 184, inclusive, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough. realforeclose.com at 10:00 a.m., on the 5th day of September, 2025.

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

DATED this 30 day of July 2025 FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX)

Attorneys for Plaintiff 25-02298H August 1, 8, 2025

# FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA CIVIL DIVISION
CASE NO.: 25-CC-017999 DIVISION: V PAWNEE LEASING

CORPORATION. FIRST PLAN TRANSPORTATION INC, and ROBERTO PELLITERO. Defendants.

To: Roberto Pellitero 11910 Lynmoor Drive Riverview, FL 33579

YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.

WITNESS my hand the seal of this Court on this 28 day of July, 2025. VICTOR D. CRIST

Clerk of the Court (SEAL) BY: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Attorney for Plaintiff: SOLOVE LAW FIRM, P.A. Robert A. Solove, Esq. PO Box 560608 Miami, Florida 33256 Tel. (305) 612-0800 Primary E-mail: service@solovelawfirm.com ondary F-mail robert@solovelawfirm.com PAW-4421 August 1, 8, 15, 22, 2025

FIRST INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-006412

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff vs

JONATHAN P. AXEL, TRUSTEE OF THE CORAL S. AXEL REVOCABLE TRUST AGREEMENT OF 2000 DTD 5-10-2000, CORAL S. AXEL, TRUSTEE OF THE CORAL S. AXEL REVOCABLE TRUST AGREEMENT OF 2000 DTD 5-10-2000, JONA-THAN P. AXEL, INDIVIDUALLY, AND CORAL S. AXEL, INDIVIDUALLY, et al.

Defendant(s). TO: UNKNOWN BENEFICIARIES OF THE CORAL S. AXEL REVOCA-BLE TRUST AGREEMENT OF 2000 DTD 5-10-2000,

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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, 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.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 5, BLOCK 2, VINEYARDS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 100, PAGE 22, OF THE PUBLIC RE-CORDS 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before September 3, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29th 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

August 1, 8, 2025 25-02293H

# 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-003531 Division: O U-HAUL CO. OF FLORIDA AND

U-HAUL CO. OF ARIZONA, Petitioners, v. JUAN VILLEGAS, ANTONIO SANTIAGO, BIENVENDIA

CHAVEZ, and DANIEL SANCHEZ; Respondents. To the following Defendant(s): 1) ANTONIO SANTIAGO

Last Known Address: 8676 KEY ROYALE LN APT 102 TAMPA FL 33614 YOU ARE NOTIFIED that an ac-

tion for declaratory relief has been filed against you regarding a motor vehicle accident occurring on September 24, 2024, on CR 576 Memorial Highway 130 feet east of SR 580 (West Hillsborough Avenue), and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Petitioners, whose address is 1511 N. Westshore Blvd., Tampa, FL 33607 on or before 09/02/2025, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer Newspaper and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Peti-

This notice is provided pursuant to Administrative Order No. 07-97-32-05

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. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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: 1-800-955-8771 E-mail: ADA@fljud13.org WITNESS my hand and the seal of this Court this day of July, 2025. VICTOR D. CRIST

Clerk of the Court (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Kelley Kronenberg, Attorney for Petitioners 1511 N. Westshore Blvd., Tampa, FL 33607 August 1, 8, 2025

25-02283H

### FIRST INSERTION 25-02268H NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.

CASE No. 19-CA-001535 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. CLARENCE ALLEN AKA

CLARENCE S. ALLEN, et al., Defendants TO: UNKNOWN SPOUSE OF

1904 E POWHATAN AVENUE

WALTER E. BEAN, III

TAMPA, FL 33610 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Hillsborough County, Florida: ALL OF LOT 5 IN BLOCK C OF AYALA'S GROVE SUBDIVI-SION AS PER MAP OR PLAT THEREOF RECORDED NI PLAT BOOK 32 ON PAGE 16 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

partment, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in BUSINESS OBSERVER, on or before AUGUST 29, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

In accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should, no later than seven (7) days prior, contact the Clerk of the Court's disability coordinator at 601 E KENNEDY BLVD, TAMPA, FL 33602 813-276-8100. If hearing or voice impaired, contact (TDD) (800)955-8771 via Florida Relay Sys

WITNESS MY HAND AND SEAL OF SAID COURT on this 24TH day of

> VICTOR D. CRIST As Clerk of said Court (SEAL) By: Mustafa Divan As Deputy Clerk

Prepared by: Greenspoon Marder, LLP (954) 491-1120: gmforeclosure@gmlaw.com

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

**Email your Legal Notice** 

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication



FIRST INSERTION 12th day of September, 2025.

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

CIVIL DIVISION CASE NO.: 25-CC-008657 HAWKS POINT HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.

JAMES A. BASS AND JAMEL M. BASS, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2. Defendants. Notice is hereby given that pursuant

to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:
Lot 150, of HAWKS POINT-

PHASE 1B2-2nd PARTIAL RE-PLAT OF PHASE 1B, according to the Plat thereof, as recorded in Plat Book 120, Page 257, of the Public Records of Hillsborough County, Florida. at public sale, to the highest and best

bidder for cash, at www.hillsborough.

realforeclose.com at 10:00 a.m., on the

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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 30 day of July 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff 25-02299H August 1, 8, 2025

TY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default De-

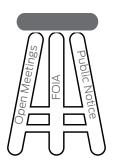
(21844.0335) August 1, 8, 2025 25-02273H



# 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







VS



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** 

೭೦೭

**Independence** 



Verifiability



**Archivability** 

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



Newspapers remain the primary vehicle

all 50 states



# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings



Summaries



Agency Proposals



Proposed Budgets and Tax Rates



Land and Water Use



Creation of Special Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

# **Commercial Notices**



Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales

**Government Property** 



Permit and License Applications

Sales



Mortgage Foreclosures



**Probate Rulings** 

Name Changes



**Divorces and Adoptions** 



Orders to Appear

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

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



# What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

# Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

# Are there different types of legal notices?

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

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

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

# 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.

# How much do legal notices cost?

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

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

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

# SUBSEQUENT INSERTIONS

### --- PUBLIC SALES ---

SECOND INSERTION

### NOTICE OF PUBLIC SALE

The following personal property of CORINNE RENEE BRITTON will, on August 6, 2025, at 10:00 a.m., at 216 Choo Choo Lane, Lot #216F, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1996 PALM MOBILE HOME, VIN: PH069976AFL, TITLE NO.: 0069588812, and VIN: PH069976BFL, TITLE NO.: 0069588813 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#3326-3617)

Jul. 25; Aug. 1, 2025 25-02191H

# SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 20th day of August, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Murray, Efia End Table, Pots, Tricycle, Bags, Boxes, Pillows, Electric Burner, TV, Mirror; Hollis, Monica Grill, Tires, Kids Bike, (3) TVs, Car Wheels, Dresser, Cube Organizer, Boxes, Toaster Oven, Totes, Bags; Broadnax, Darrell Coffee Table, Couch, Chair, Loveseat, Tables, Tables, Kitchen Chairs, Mattresses, Kitchen Table, Dressers, Mirror, Bags; Miranda, Casee Globe Decanter, Bags, Totes, Boxes, (3) Bicycles, Tree Stand, Folding Table, Funko Pop Characters, Golf Bag and Clubs, Misc. Items; Green, Taura Mattresses, Dresser, Totes, Boxes, Leaf Blower, Window Air Conditioner, Kids Toys, Misc. Household Items; Souder, James Extension Cords, Miter Saw, Storage Cart Rolling, Cedar Chest, Ceiling Fan, Misc. Items; Rodriguez, Raymond Cooler, Totes, Couch, Loveseat Sale is subject to cancellation in the event of settlement between owner and obligated party.

Jul. 25; Aug. 1, 2025 25-02144H

# **OFFICIAL COURTHOUSE WEBSITES**

# **MANATEE COUNTY**

manateeclerk.com

# SARASOTA COUNTY sarasotaclerk.com

# CHARLOTTE COUNTY

charlotteclerk.com

# LEE COUNTY

leeclerk.org

# **COLLIER COUNTY**

collierclerk.com

# HILLSBOROUGH **COUNTY**

hillsclerk.com

# PASCO COUNTY

pascoclerk.com

# PINELLAS COUNTY

mypinellasclerk.gov

# POLK COUNTY

polkcountyclerk.net

# ORANGE COUNTY

myorangeclerk.com

### SECOND INSERTION NOTICE OF APPLICATION

# FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax

deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1731520000

File No.: 2025-588 Certificate No.: 2023 / 14601 Year of Issuance: 2023 Description of Property: HOMESTEAD REVISED MAP

W 120 FT OF LOT 2 BLOCK 6 PLAT BK / PG: 2 / 50 SEC - TWP - RGE: 07 - 29 - 19 Name(s) in which assessed: PRO HOME BUYS LLC

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

Unless such certificate shall be redeemed according to law, the propdescribed in such certificate will be sold to the highest bidder on (9/4/2025) 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 7/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

25-02150H

# SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

which it was assessed are: Folio No.: 0038130000 File No.: 2025-589 Certificate No.: 2023 / 393 Year of Issuance: 2023 Description of Property:

TRACT BEG 40 FT E OF SW COR OF NW 1/4 OF NW 1/4 AND RUN N 133.47 FT THN E 300 FT THN S TO A PT 175 FT N OF GARDNER RD THN E 300 FT TO E R/W LINE OF SHELDON RD THN N TO THE POB AND THE S 175 FT OF FOLLOWING DESC TRACT: BEG 40 FT E OF SW COR OF NW 1/4 OF NW 1/4 THN N TO S BORY OF GREEN GRASS FIRST ADDITION THN E 300 FT THN S TO N R/W LINE OF GARDNER RD THN W TO A PT S OF BEG THN N TO POB SEC - TWP - RGE: 14 - 28 - 17

Name(s) in which assessed: CANTERA 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 (9/4/2025) 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 7/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

25-02151H

# --- TAX DEEDS ---

### SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0636787612 File No.: 2025-600 Certificate No.: 2023 / 6340 Year of Issuance: 2023

Description of Property: HICKORY HILL SUBDIVI-SION PHASE ONE LOT 1 BLOCK 4

PLAT BK / PG: 58 / 25SEC - TWP - RGE: 35 - 28 - 20 Name(s) in which assessed: ERIC LEE SPOONER

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 (9/4/2025) 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 7/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

25-02156H

### SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

which it was assessed are: Folio No.: 0319530000 File No.: 2025-596 Certificate No.: 2023 / 2697Year of Issuance: 2023

Description of Property: LOT BEG 647.03 FT S AND 1904.8 FT W OF NE COR OF GOV LOT 2 AND RUN S 80 DEG 09 MIN W 40 FT S 8 DEG 08 MIN W 144.7 FT TO RIVER SELY ALONG RIVER TO PT S OF BEG AND N 7 DEG 31 MIN E 144.7 FT TO BEG LOT 3 SEC - TWP - RGE: 11 - 32 - 18

Name(s) in which assessed PLUTOS HOLDINGS LLC All of said property being in the County

of Hillsborough, State of Florida Unless such certificate shall be redeemed according to law, the propdescribed in such certificate will be sold to the highest bidder on (9/4/2025) 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 7/14/2025

Victor D. Crist Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

CALL 941-906-9386 and select the appropriate County

V TO PUBLISH YOUR LEGAL NOTI IN THE BUSINESS OBSERVER



# How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

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

SECOND INSERTION

### SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1619850005

File No.: 2025-597 Certificate No.: 2023 / 14067 Year of Issuance: 2023 Description of Property:

HAMNER'S  $\hat{W}$   $\check{E}$  ALBIMAR LOT 18 BLOCK 2 PLAT BK / PG: 26 / 109 SEC - TWP - RGE: 25 - 28 - 18 Name(s) in which assessed:

YOEL HERRERA BETANCOURT 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 (9/4/2025) 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 7/14/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

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

TO: RENEE GAUDET Address

RHONDA MASTERS Address

ALAN JACKLIN Address unknown.

JOEL JACKLIN Address unknown.

JON JACKLIN Address unknown.

JILL ST. JEAN Address unknown.

CHRISTINE STROUT Address

ROBERT ST. JEAN Address unknown.

NATURAL PERSON, AND, WHEN DESCRIBED AS SUCH, THE UN-

KNOWN SPOUSES, HEIRS, DEVI-

SEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY,

THROUGH, UNDER, OR AGAINST

ANY KNOWN OR UNKNOWN PER-

SON WHO IS KNOW TO BE DEAD

OR IS NOT KNOWN TO BE EITHER

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,

KNOWN OR UNKNOWN

KEITH ST. JEAN Address unknown.

OVELETTE

Deceased.

unknown.

DEAD OR ALIVE.

THIRD INSERTION

### SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

which it was assessed are: Folio No.: 1850680000 File No.: 2025-593 Certificate No.: 2023 / 15407 Year of Issuance: 2023

Description of Property: WETHERELL'S O D SUBDI-VISION S 40 FT OF LOT 4 AND LOT 5 BLOCK 2 PLAT BK / PG: 3 / 28

SEC - TWP - RGE: 23 - 29 - 18 Name(s) in which assessed: 321 EDISON 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 (9/4/2025) 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 7/14/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

on petitioner's attorney, whose name

and address are: JAMES S. EGGERT, EGGERT FITZPATRICK, 811-B Cy-

press 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. Fail-

ure to serve and file written defenses as

required may result in a judgment or

order for the relief demanded, without

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

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

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

a scheduled court proceeding if the time  $\,$ 

before the scheduled appearance is less

than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

Signed on this 8 day of JULY, 2025.

As Clerk of the Court

As Deputy Clerk

25-02091H

(SEAL) By: RYAN MARSH

Impaired Line 1-800-955-8770.

JAMES S. EGGERT,

Ruskin, FL 33573

EGGERT FITZPATRICK,

811-B Cypress Village Blvd.,

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

further notice.

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

File No.: 25-CP-002362 must be filed with the clerk. Division: A IN RE: ESTATE OF DAVID ROBERT LESKO, Deceased.

The administration of the Estate of David Robert Lesko, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative 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

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

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

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

The date of first publication of this notice is July 25, 2025.

### Personal Representative: Barbara Rosen

13535 Sweat Loop Road Wimauma, Florida 33598 Attorney for Personal Representative: Elaine N. McGinnis, Attorney Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com Jul. 25; Aug. 1, 2025

### THIRD 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,

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, 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 K. DEAN KANTARAS, ESQUIRE,

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

# THIRD 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-001133 LESLIE V. THOMPSON, AS TRUSTEE OF THE LESLIE V. THOMPSON REVOCABLE TRUST UNDER TRUST DATED OCTOBER

MARY JO CASTRO, etc., et al.,

19, 1992,

Defendants. TO: UNKNOWN TRUSTEES OF THE JOHN GRECO REVOCABLE TRUST DATED JUNE 17, 1991, AS AMEND-ED ON OCTOBER 2, 1998; THE UN-KNOWN BENEFICIARIES OF THE JOHN GRECO REVOCABLE TRUST  ${\tt DATED\,JUNE\,17,1991,AS\,AMENDED}$ ON OCTOBER 2, 1998; UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PAR-TIES CLAIMING BY THROUGH UNDER OR AGAINST RENA JANET HALL; THE UNKNOWN TRUSTEES OF THE FRANK V. GIUNTA RE-VOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; THE UN-KNOWN BENEFICIARIES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED: UNKNOWN TRUSTEES OF THE RICHARD S. GIUNTA RE-VOCABLE TRUST U/T/A DATED 04/20/1990. AS AMENDED: UN-KNOWN BENEFICIARIES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990. AS AMENDED; UNKNOWN BEN-EFICIARIES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST AS CRE-ATED UNDER THE LAST WILL

AND TESTAMENT OF JOSEPH P. DOMINGUEZ, DATED DECEMBER 30, 1970; UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH P. DOMIN-GUEZ, JR.: THE UNKNOWN TRUST EES OF THE JOSEPH P. DOMINI- $\operatorname{GUEZ},\operatorname{JR}.$  TRUST; THE UNKNOWN TRUSTEES OF THE GILMORE ASHLEY DOMINGUEZ TRUST; THE UNKNOWN HEIRS, BENEFICIA-RIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, UNDER OR AGAINST JOSEPH DALE HALL: AND THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PAR-TIES CLAIMING BY, UNDER OR AGAINST NANCY DICKSON.

YOU ARE NOTIFIED that an action has been filed against you to quiet title on the following property located in Hillsborough County, Florida:

A Tract of land being part of Section 3, Township 29 South, Range 19 East and being more particularly described as follows: Commence at the Point of Beginning for Trust Parcel 2; thence along the South right of way of State Road 600, South 85° 16'17" East, a distance of 34.96 feet: thence South 46°00'07 East, a distance of 83.63 feet; thence North 89°44'47" East, a distance of 130.68 feet; thence departing said South right of way line run South 00°00'27" East along the East line of said Trust Parcel 2, a distance of 73.17 feet to the Point of Beginning; thence departing said East line run North 89°49'41" East, a dis-

tance of 16.42 feet; thence South 00°05'38" East, a distance of 276.44 feet to the point of curvature of a non tangent curve to the right, having a radius of 502.91 feet; thence along the arc of said curve a distance of 181.39 feet, through a central angle of 20°39'55", (said curve subtended by a cond which bears South 11°26'10" West, a distance of 180.41 feet) to a point on the North right of way line of C.S.X. Transportation Railroad; thence run South 49°02'33" West along said North right of way line a distance of 40.12 feet to the East boundary line of Trust Parcel 2 and the point of curvature of a non tangent curve to the left, having a radius of 469.84 feet; thence departing said railroad right of way along said arc run 216.48 feet, through a central angle of 26°23'56", (said curve subtended by a chord which bears North 13°15'52" East, a distance of 214.57 feet); thence run North 00°00'27" West, along the East boundary of said Trust Parcel 2, a distance of 270.67 feet to

the Point of Beginning. You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire. whose address is KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 by 8/7/25 or 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

ADA@fljud13.org.
WITNESS, my hand and seal of this Court on this 2 day of July, 2025. VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk The Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602

Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, KHL LAW. 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 Jul. 18, 25; Aug. 1, 8, 2025

\$ 63.089

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

COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000780 Division: A IN RE: THE ESTATE OF RUTH ANNE CLARK, Deceased.

administration of the estate of RUTH ANNE CLARK, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601 or 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

### SECOND INSERTION

OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is July 25, 2025.

### Personal Representative Wesley James Clark 50 Dugans Mill Road

Duncannon, Pennsylvania 17020 Attorney for the Personal Representative Daniel M. Hartzog, Jr., Esq. Florida Bar No. 0652067 dan@hartzog.law 1405 Oakfield Drive Brandon, Florida 33511 813-835-6000

Jul. 25; Aug. 1, 2025 25-02189H

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002254 Division A Florida Bar No. 144663 IN RE: ESTATE OF BILLIE FARRIS JONES a/k/a BILLIE F. JONES Deceased.

The administration of the estate of BILLIE FARRIS JONES a/k/a BILLIE F. JONES, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Hillshorough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 25, 2025.

### Personal Representative Name: /s/ PATRICIA L. STANCIL Address: 1802 N. Gordon St.,

Plant City, FL 33563 Attorney for Personal Representative /s/ Charles S. White, Esq., of CHARLES S. WHITE, P.A. Florida Bar No. 144663 110 E. Reynolds St., Ste. 900 Plant City, Florida 33563 Tel. 813-752-6155 Fax. 813-754-1758 Email: cswatty@aol.com Jul. 25; Aug. 1, 2025 25-02196H

# FOURTH INSERTION

### NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

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

FAMILY LAW DIVISION CASE NO.: 25-DR-003638 DIVISION: J IN THE MATTER OF THE TERMINATION OF PARENTAL

### RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR MALE CHILD.

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

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.

You may object by appearing at the

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

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East 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 RE-SPONSE 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 RE-GARDING 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

# --- SALES / ESTATE / TAX DEEDS ---

HILLSBOROUGH COUNTY

### NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 24-CC-040217

DIV. L BELFAIR PARK PROPERTY OWNERS ASSOCIATION, INC.

KELLY AKEMAN, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN, Defendants.

Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as:

Lot 6, BELFAIR PARK TOWN-HOMES, according to the map or plat thereof, as recorded in Plat Book 112, Page 173-177, inclusive of Public Records of Hillsborough County, Florida. TOGETHER WITH a portion of

SECOND INSERTION

Tract A, of said BELFAIR PARK TOWNHOMES, being more particularly described as follows: Begin at the Southeast corner of Lot 6 of said BELFAIR PARK TOWNHOMES; thence N.00°00'00"E., 18.33 feet along the Easterly lot line of said Lot 6 to the Northeast corner of said Lot 6: thence N.90°00'00"E., 0.23 feet along the Easterly extension of the Northerly lot line of said Lot 6; thence S.00°00′00″W., 19.03 feet; thence N.90°00′00″W., 50.80 feet; thence N.00°00′00″E., 0.70 feet; thence N.90°00'00"E.,  $50.57\,\mathrm{feet}$  along the Southerly lot line of said Lot 6 to the Point of

Beginning. at public sale, to the highest and best bidder for cash, at www.hillsborough. realforeclose.com at 10:00 a.m., on the 5th day of September, 2025.

If you are a person with a disability who needs an accommodation in order

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

DATED this 23 day of July 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #0012798 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 /(813) 286-0111 (FAX) Attorneys for Plaintiff Jul. 25; Aug. 1, 2025 25-02215H

# SECOND INSERTION

NOTICE OF RESCHEDULED SALE Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capi-PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 2023-CA-012536

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 25, 2025, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, though, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against

tal, Inc, Ford Motor Credit Company, a dissolved corporation, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www. hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the August 27, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 8, COWLEY COVE SUB-

DIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME PEACE MOBILE HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHO AND PSHGA18091B. PSHGA18091A A/K/A 10005 COWLEY COVE

DR 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.

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. 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. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax:

Dated this 21 day of July, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. IN/23-003534 Jul. 25; Aug. 1, 2025 25-02208H

(813) 272-5508.

# SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CASE NO.: 22-CA-006127 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL: 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,

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 22-CA-006127, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough Coun-

GRANTEES, OR OTHER

CLAIMANTS

ty, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES,: DIS-COVER BANK; UNKNOWN TEN-ANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 8, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment,

THE SOUTH ONE-HALF (S 1/2) OF LOT THREE (3) AND S 25 FT OF N 1/2 LOT 3 OF ORAN SUBDIVISION AS PER MAP OR PLAT THEREOF RE-CORDED IN THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 22nd day of July, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman. E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.07.22 10:40:39-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-11977B 25-02214H Jul. 25; Aug. 1, 2025

# --- PUBLIC SALES ---

# THIRD 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

# THIRD INSERTION

**Public Notice** 

Effective Aug 8, 2025 Loida Roldan, MD., will no longer be providing care

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

### SECOND INSERTION

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

PROBATE DIVISION File No. 25-CP-002349 IN RE: ESTATE OF EVELYN LANSKI Deceased.

The administration of the estate of EVELYN LANSKI, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for HILL-SBOROUGH 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.

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

Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

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

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

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

The date of first publication of this notice is July 25, 2025.

### Personal Representative: s/Adam A. Mainzer ADAM A. MAINZER

10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Attorney for Personal Representative: s/David J. Wollinka DAVID J. WOLLINKA, Attorney Florida Bar Number: 608483 WOLLINKA & WOLLINKA, ATTORNEYS AT LAW 10015 Trinity Blvd., Suite 101 Trinity, FL 34655 Telephone: (727) 937-4177 Fax: (727) 478-7007  $\hbox{E-Mail: pleadings@wollinka.com}$ Secondary E-Mail: jamie@wollinka.com

Jul. 25; Aug. 1, 2025 25-02190H

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 2025-CP-001903 Division: Probate IN RE: ESTATE OF MARY ALICE DAVIS-RICHARDSON a/k/a MARY RICHARDSON Deceased.

The administration of the Estate of Mary Alice Davis-Richardson a/k/a Mary Richardson, 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 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorneys 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL

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

The Personal Representative 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 through 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the

The date of first publication of this notice is July 25, 2025.

Personal Representative: /s/ Bonita Anderson Bonita Anderson (May 16, 2025 12:41 EDT) Bonita Anderson 3816 Jackson Ct.

Tampa, FL 33610 Attorneys for Personal Representative: Gregory W. Meier Florida Bar Number: 65511 Email: gmeier@shuffieldlowman.com Cooper M. Powell Florida Bar Number: 1009227 Email: cpowell@shuffieldlowman.com Shuffield, Lowman & Wilson, P.A. 1000 Legion Place, Suite 1700 Orlando, Florida 32801 Telephone: (407) 581-9800 Fax: (407) 581-9801 Secondary Email: probate service @ shuffield low man.com

Jul. 25; Aug, 1, 2025

# SECOND 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-000875 IN RE: ESTATE OF GEORGE WILLIAM DOLLAR JR., Deceased

The administration of the Estate of George William Dollar Jr., deceased, whose date of death was November 8. 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 Representatives and the Personal Representatives' attorney are set forth below.

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

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

All other creditors of the Decedent

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

25-02159H

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 25, 2025.

Personal Representatives: DocuSigned by: Marcia Phillips 7D8A59B00BA8452... Marcia D. Phillips 189 West Church Street

Mocksville, North Carolina 24028 Signed by: **Gary Armstrong** D62839511E82484... **Gary Armstrong** 23 Coachman's Lane

Yarmouth, Massachusetts 02673 Attorney for Personal Representatives: /s/ Lisa Curia George Lisa Curia George Florida Bar Number: 1033829 Hagen Law Firm 5290 Summerlin Commons Way. Suite 1003

Fort Myers, FL 33907 Telephone: (239-) 275-0808 Fax: (239) 275-3313 E-Mail: lisa@mikehagen.com Secondary E-Mail:

pat@mikehagen.com Jul. 25; Aug. 1, 2025 25-02185H

# SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

which it was assessed are: Folio No.: 0042550110 File No.: 2025-592 Certificate No.: 2023 / 460 Year of Issuance: 2023 Description of Property:

TAMPA SHORES BAY DRIVE SECTION 19 AND 30 28 17 N 1/2 OF LOT 8 AND LOT 9 BLOCK 9 AND THAT PT OF LOT 54 OF REOLDS FARM PLAT NO 1 LYING WITHIN ELY EXT OF S LINE OF SAID N 1/2 OF LOT 8 AND N BDRY OF SAID LOT 9 BLOCK 9 PLAT BK / PG: 21 / 50 SEC - TWP - RGE: 30 - 28 - 17

Name(s) in which assessed: JOHN J MARLEY SUPOJ JIEM-NGERN

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 (9/4/2025) 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 7/14/2025 Victor D. Crist

Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

25-02152H

# SECOND INSERTION

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

FLORIDA PROBATE DIVISION CASE NO.: 25-CP-002452 IN RE: ESTATE OF JARED SPEIGHTS, SR.,

Deceased. The administration of the Estate of JARED SPEIGHTS, SR., deceased, whose date of death was September 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 2612 Lindell Ave, Tampa FL 33610. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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 25, 2025.

Personal Representative: LENQWANDA Q. BOONE, 3616 Chios Island Rd, APT 103, Seffner, Florida 33584 Attorney for Personal Representative:

FLORIDA TRUST & ESTATE COUNSEL 2605 Ponce de Leon Boulevard Coral Gables, Florida 33134 Telephone: 305-441-7091 /s/ Michael V. Arroyave, Esq. MICHAEL V. ARROYAVE, ESQ. FBN 88540 Direct Email: Michael @FTE Counse.comFor Service of Documents only: Service@FTECounsel.com Jul. 25; Aug. 1, 2025 25-02169H

# IN THE **BUSINESS OBSERVER** CALL 941-906-9386 and select the appropriate

**HOW TO PUBLISH** 

YOUR

**LEGAL NOTICE** 

County name from the menu option OR E-MAIL: legal@businessobserverfl.com

25-02217H

### --- ESTATE ---

SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001779 Division: A IN RE: ESTATE OF

Deceased. The administration of the estate of Phyllis Ann Salemi, deceased, whose date of death was February 23, 2025, is

PHYLLIS ANN SALEMI,

pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-002156

IN RE: ESTATE OF

JAMES ALBERT ADAMS,

Deceased.

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

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 25, 2025.

Personal Representative:

### **Shelley Spencer** 314 East Adalee Street

Tampa, Florida 33603 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

Jul. 25; Aug. 1, 2025

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

FLORIDA PROBATE DIVISION File No. 25-CP-002445 Division Probate IN RE: ESTATE OF YVE ZIDOR, Deceased.

The administration of the estate of Yve Zidor, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 25, 2025.

Personal Representative: /s/ Mona Zidor Mona Zidor 1035 Seminole Sky Drive Ruskin, FL 33570

Attorney for Personal Representative: /s/ James K. Purdy James K. Purdy E-Mail Addresses: jim@thepurdyfirm.comJessica@thepurdyfirm.com Florida Bar No. 143510 The Purdy Firm PLLC P.O. Box 87 Seffner, FL 33583

Telephone: 813-934-2270 Jul. 25; Aug. 1, 2025 25-02199H

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

The administration of the estate of Ryan Nile Zayicek, deceased, who was found deceased on June 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP-002359; the address of which is 800 E. Twiggs Street, Room

sonal Representative and the Personal Representative's attorney are set forth

er 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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 FOREV-

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

THE DATE OF FIRST PUBLICA-

# Personal Representative

2415 Peachtree Road Cumming, GA 30041

Jul. 25; Aug. 1, 2025

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 2025-CP-002455 NOTICE.

IN RE: ALBERT GEORGE HARTINGER III Deceased. The administration of the estate of ALBERT GEORGE HARTINGER

III, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP- $002455; \ the \ address \ of \ which \ is \ 800$ 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-2245

**Division PROBATE** 

IN RE: ESTATE OF SHAWN S. HALFON

Deceased.

The administration of the estate of

SHAWN S. HALFON, deceased, whose

date of death was May 13, 2025, is

pending in the Circuit Court for Hills-

borough County, Florida, Probate Di-

vision, the address of which is 800 E.

Twiggs Street, Tampa, Florida 33602.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any 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 Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

OF THIS NOTICE ON THEM.

below.

SECOND INSERTION

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

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

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

TION OF THIS NOTICE IS July 25,

# CHERYL HARTINGER MURRAY

D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com

NOTWITHSTANDING THE TIME

THE DATE OF FIRST PUBLICA-

Petitioner

Attorneys for Personal Representative 14497 N. Dale Mabry Hwy., Suite 160-N Jul. 25; Aug. 1, 2025 25-02221H

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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

WILLIAM N. HALFON

4012 W. Land Avenue

Tampa, Florida 33616

Attorney for Personal Representative: SAMANTHA SHEALY RAUBA, ESQ.

Florida Bar Number: 59503

Telephone: (352) 789-6520

P.O. Box 4440

Ocala, FL 34478

Fax: (352) 789-6570

Secondary E-Mail:

Kathy@LawMRM.com

Jul. 25; Aug. 1, 2025

McGraw Rauba & Mutarelli PA

DATE OF DEATH IS BARRED.

notice is July 25, 2025.

IN FLORIDA STATUTES SEC-

All other creditors of the decedent

must be filed with the clerk.

NOTICE.

BARRED.

The administration of the estate of James Albert Adams, deceased, whose date of death was 11/21/2024, is pend-

ing in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 2025-CP-002156, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 creditors of the decedent and other persons, having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE

NOTICE TO CREDITORS

IN THE CIRCUIT COURT.

THIRTEENTH JUDICIAL CIRCUIT,

STATE OF FLORIDA, IN AND FOR

HILLSBOROUGH COUNTY

PROBATE DIVISION

FILE NO.: 2025-CP-002389

DIVISION: A

IN RE: MARION DUANE

PURCIFULL

Deceased.

The administration of the estate of MARION DUANE PURCIFULL

(a/k/a MARIAN O. PURCIFULL a/k/a

MARIAN OAKLEY PURCIFULL),

deceased, whose date of death was

May 10, 2025, is pending in the Circuit

Court for Hillsborough County, Florida,

002389; the address of which is 800

E. Twiggs Street, Room 103, Tampa,

The names and addresses of the Per-

sonal Representative and the Personal

Representative's attorney are set forth

All creditors of the decedent and oth-

er 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 PUBLICA-

TION OF THIS NOTICE OR THIRTY

(30) DAYS AFTER THE DATE OF

SERVICE OF A COPY OF THIS NO-

Probate Division; File No.

Florida 33602.

TICE ON THEM.

below.

TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

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

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

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

THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE IS July

### Personal Representative Lee Adair Adams

5515 Southampton Drive Springfield, VA 22151 Attorney for Personal Representative Kathlyn M. White (FBN: 13763) Attorney for Personal Representative Coastal Probate Trust & Elder Law 905 E. Hatton St., Ste. B Pensacola, FL 32503 (850) 202-8535 kmwhite@cptelegal.com knbarry@cptelegal.com

All other creditors of the decedent

and other persons having claims or demands against the decedent's estate,

including unmatured, contingent or un-

liquidated claims, must file their claims

with this Court WITHIN THREE

MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

THE DATE OF FIRST PUBLICA-

TION OF THIS NOTICE IS July 25,

Petitioner

TERRI L. OAKLEY

 $14497\,\mathrm{N}.$  Dale Mabry Hwy., Suite 160-N

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-005674 LAKEVIEW LOAN SERVICING,

THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS.

WHO MAY CLAIM AN

DECEASED, et. al.

Defendant(s).

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

INTEREST IN THE ESTATE OF

JORGE NIEVES ROSARIO,

LLC,

Plaintiff, vs

25-02222H

Attorneys for Personal Representative

D. Michael Lins, Esquire

Florida Bar No. 435899

J. Michael Lins, Esquire

Florida Bar No.: 1011033

LINS LAW GROUP, P.A.

mike@linslawgroup.com

kris@linslawgroup.com

Jul. 25; Aug. 1, 2025

Tampa, FL 33618

Ph. (813) 386-5768

Secondary E-Mail:

Primary E-mail:

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

Jul. 25; Aug. 1, 2025

SECOND INSERTION

NOTICE.

ER BARRED.

25-02218H

# SECOND INSERTION

THIRTEENTH JUDICIAL CIRCUIT,

 $FILE\,NO.:\,2025\text{-}CP\text{-}002359$ DIVISION: A IN RE: ESTATE OF RYAN NILE ZAYICEK Deceased.

103, Tampa, Florida 33602. The names and addresses of the Per-

All creditors of the decedent and oth-TICE ON THEM.

All other creditors of the decedent and other persons having claims or

ER BARRED.

DATE OF DEATH IS BARRED.

TION OF THIS NOTICE IS July 25, 2025.

# Robin Clesen

Attorneys for Personal Representative 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 25-02219H

# SECOND INSERTION

25-02198H

E-Mail: Samantha@LawMRM.com

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-005618 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS ING

TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES. SERIES 2005-EMX1, Plaintiff, vs. JOSEPH A. CROSS AND PATRICIA PALMUCCI A/K/A

PATRICIA ANNE CROSS A/K/A PATRICIA A. CROSS, et. al. Defendant(s), TO: JOSEPH A. CROSS. 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 AND THE NORTH-WESTERLY 2 FEET OF LOT 18, BLOCK 1 OF PLANTATION ESTATES, UNIT NUMBER ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 57, PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY FLORIDA. SAID NORTHWESTERLY 2 FEET OF LOT 18 BEING ALL THAT PART OF LOT 18 LY-NORTHWESTERLY LINE DRAWN 2 FEET SOUTHEASTERLY OF AND PARALLEL TO THE DIVID-ING LINE BETWEEN SAID LOTS 17 AND 18.

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 25, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or

petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO

WITNESS my hand and the seal Florida, this 18th day of July, 2025.

CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK

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

24-265020 Jul. 25; Aug. 1, 2025

(2) CONSECUTIVE WEEKS.

of this Court at Hillsborough County, VICTOR D. CRIST

Robertson, Anschutz, Schneid, Crane

25-02168H

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES. LIENORS. EES. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JORGE NIEVES ROSARIO, DECEASED, 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, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest

# SECOND INSERTION by, through, under or against the De-

fendants, 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 being foreclosed herein.

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

following property: LOT 49, OF SOUTH FORK TRACT V PHASE 2, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 137, PAGE 104, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before August 25, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal

of this Court at Hillsborough County, Florida, this 18th 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

25-300125 25-02167H Jul. 25; Aug. 1, 2025

HILLSBOROUGH COUNTY

### SECOND INSERTION

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

DIVISION Case No. 24-CA-006590 Wells Fargo Bank, N.A.,

Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schermer,

Defendants

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-006590 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schermer; Sterling Ranch Master Association, Inc. 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 15th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 1, STERLING RANCH UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TAX ID: U-05-30-20-2NF-

000001-00027.0 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@fljud13.org

Dated this 17th 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.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F01480

Jul. 25; Aug. 1, 2025 25-02157H

### SECOND INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA Case No. 23-CA-016764 Honorable Judge: Polo, Melissa Mary PLANET HOME LENDING, LLC

RAYMOND WILSON JR: MARY WILSON; LAKE ST. CHÁRLES MASTER ASSOCIATION, INC; LOANPAL, LLC; FOUNDATION FINANCE COMPANY, LLC; UNKNOWN TENANT OCCUPANT **#1. UNKNOWN TENANT** 

OCCUPANT #2; Defendants,

NOTICE IS GIVEN that in accordance with the Agreed Order Granting Motion to Reschedule Foreclosure Sale dated July 18, 2025, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www. hillsborough.realforeclose.com at 10:00 A.M. on October 29, 2025, the follow-

ing described property: LOT 15, BLOCK 6, LAKE ST. CHARLES UNIT 8, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

COMMONLY KNOWN AS: 7111 Colony Pointe Dr., Riverview, FL

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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. Dated this July 21, 2025.

/s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com

Jul. 25; Aug. 1, 2025 25-02179H

### SECOND INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 OF THE FLORIDA STATUTES IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CA-001973 WILMINGTON SAVINGS FUND SOCIETY, FSB, Not in its Individual Capacity but Soley as the Trustee of ADMT 2024-NQM1, Plaintiff, vs.

KEVIN THOMAS GREENWELL, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2025 in Case No. 25-CA-001973 of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOR-OUGH COUNTY, Florida. WILMING-TON SAVINGS FUND SOCIETY, FSB, Not in its Individual Capacity but Soley as the Trustee of ADMT 2024-NQM1 is the Plaintiff and KEVIN THOMAS GREENWELL is the Defendant, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest and best bidder for cash at: http://www hillsborough.realforeclose.com at 10:00 A.M. on September 19, 2025 the following described property as set forth in said Final Judgment, to wit:

West 3.8 feet of Lot No. 15 and Lot 16 and East 4.36 feet of Lot 17, Block 6 of GRANDY GAR-DENS SUBDIVISIONN, UNIT #2, according to the Plat thereof, recorded in Plat Book 32, Page 4, of the Public Records of Hillsborough County, Florida.

Commonly known as: 4431 W Wallace Avenue, Tampa, FL 33611

including the buildings, appurtenances, and fixtures located thereon.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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: July 18, 2025 LAW OFFICES OF JORDAN I. WAGNER, P.A. 320 S.E. 18th Street Fort Lauderdale, Florida 33316 Telephone: 954-491-3277 Facsimile: 954-692-9186 By: /s/ Jordan I. Wagner Jordan Wagner, Esq. Fla. Bar No.: 42775 jiw@jordanwagnerlaw.com Jul. 25; Aug, 1, 2025 25-02175H

### SECOND INSERTION

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

COUNTY, FLORIDA CIVIL DIVISION Case No. 24-CA-006817 NATIONSTAR MORTGAGE LLC

Plaintiff vs. DAVID WINES; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DAVID WINES; RAVEN CORUJO; UNKNOWN SPOUSE OF RAVEN CORUJO; SOUTH BAY LAKES HOMEONWER'S ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; YONGQUN LUO; ZHEQING LI; HILLSBOROUGH COUNTY CLERK OF COURT; MIDLAND CREDIT MANAGEMENT, INC.; PORTFOLIO RECOVERY ASSOCIATES, LLC; TENANT I/ UNKNOWN TENANT; TENANT II/ UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT,

**Defendants** 

Notice is hereby given pursuant to the final judgment/order entered on July 17, 2025, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Flor-

in possession of the subject real

LOT 35, BLOCK 5, SOUTH BAY LAKES - UNIT 1, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE(S) 57 THROUGH 61 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

FLORIDA. The Clerk of this Court shall sell the property to the highest bidder for cash, on December 12, 2025 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statues. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or ca-shier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. LAW OFFICE OF GARY GASSEL, P.A. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322

Attorney for Plaintiff
By WILLIAM NUSSBAUM III, Florida Bar No. 066479

25-02174H

### SECOND 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-003331

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11, Plaintiff, vs.

BETH E. MCCABE A/K/A BETH ELLEN MCCABE, et al., Defendants.

TO: BETH E. MCCABE A/K/A BETH ELLEN MCCABE 204 W MOHAWK AVE, TAMPA, FL 33604 YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: LOT 2, IN BLOCK 39, OF WEST

SUWANEE HEIGHTS, AC-CORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOCK 8, PAGE 24, 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, COR-AL SPRINGS, FL 33310 on or before 8/25/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-NESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or

immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., room 101, Tampa, FL 33602.

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

WITNESS my hand and the seal of this Court this 18 day of July, 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 17-00648

large the time of the sale. Notice of the

changed time of sale shall be published

who needs an accommodation in order to access court facilities or participate

in a court proceeding, you are entitled,

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

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

a scheduled court proceeding if the time before the scheduled appearance is less

than 7 days. Complete the Request for

Accommodations Form and submit to 800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice

Impaired Line 1-800-955-8770.

Johnson Pope Bokor Ruppel &

360 Central Avenue, Suite 500 St. Petersburg, FL 33701

(727) 999-9900 - Telephone

(727) 800-5981 — Facsimile

Primary Email Address:

Secondary Email Address:

KINGSTON COURT VILLAS

Bv: Karen E. Maller, Esquire

kmaller@jpfirm.com

kmurphy@jpfirm.com

Attorneys for Plaintiff,

Respectfully submitted,

Burns, LLP

If you are a person with a disability

as provided herein

Jul. 25; Aug. 1, 2025 25-02177H

# SECOND INSERTION

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

Case No. 2023 CA 13924 REGIONS BANK Plaintiff, vs. BAM 32; CURTIS M. CARTER; GLENDA S. CARTER A/KA/

GLENDA CARTER; HILLSBOROUGH COUNTY; GERALDINE CARTER; and UNKNOWN TENANT Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 01,

2025, entered in Case No. 2023 CA 13924 of the Circuit Court in and for Hillsborough County, Florida, wherein BAM 32. CURTIS M. CARTER. GLENDA S. CARTER A/K/A GLENA CARTER, HILLSBOROUGH COUNTY, GERALDINE CARTER are the Defendants, that Victor D. Crist, the Clerk of the Circuit Court & Comptroller, shall sell the subject property at public sale on NOVEMBER 26, 2025, to the highest bidder for cash, except as prescribed in Paragraph 7, conducted electronically online at http://www.hillsborough.realforeclose. com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed. The following described real property as set forth in the Final Judgment will

13. BLOCK 6 OF LOT WINSTON PARK UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE(S) 42, OF THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY, FLORIDA. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS

THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS NOTICE IN ACCORDANCE WITH

THE AMERICANS WITH DISABILI-TIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS FUNCTION SHOULD CONTACT COUNTY CIVIL NOT LATER THAN ONE (1) DAY PRIOR TO THE FUNCTION AT 813-276-8100; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770. By: /s/ Leslie S. White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200

Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email: eglynn@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346

Orlando, FL 32802-2346 5710040.v1 Jul. 25; Aug. 1, 2025

TY. FLORIDA.

25-02146H

# SECOND INSERTION

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

Case #: 23-CA-000503 DIVISION: H NewRez LLC dba Shellpoint Mortgage Servicing Plaintiff, -vs.-

Mervyn F. Liddell; Unknown Spouse of Mervyn F. Liddell: Van Dyke Farms Homeowners' Association, Inc.; LOK Property Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 23-CA-000503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NewRez LLC dba Shellpoint Mortgage Servicing, Plaintiff and Mervyn F. Liddell 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 14. 2025, the following described property as set forth in said Final Judgment,

LOT 1, BLOCK A, THE LAKES CORDING TO THE MAP OF PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 64, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-

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

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

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

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

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

FL Bar # 72876  $22\text{-}325754 \; \text{FC01 ALW}$ Jul. 25; Aug. 1, 2025 25-02183H

# FOURTH INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CC-020955

CITRUS KNOLL TAMPA MHP LLC, 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 PUB-LICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or

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

Jul. 25; Aug, 1, 2025

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

Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue Tampa, Florida 33607

Hillsborough County Clerk of Court (SEAL) By: JENNIFER TAYLOR Deputy Clerk

Jul. 11, 18, 25; Aug. 1, 2025 25-02010H

NOTICE OF SALE the property owner as of the date of the IN THE COUNTY COURT OF THE lis pendens must file a claim before the THIRTEENTH HIDICIAL CIRCUIT clerk reports the surplus as unclaimed. IN AND FOR HILLSBOROUGH The court, in its discretion, may en-

SECOND INSERTION

COUNTY FLORIDA Case No.: 25-CC-003440 GSTON COURT VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs. THE ESTATE OF CHARLES W

CALLAHAN, DECEASED, BY AND THROUGH HIS HEIR, SCOTT H. CALLAHAN, Defendant.

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on July 22, 2025, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

Unit 212 of Kingston Court Villas. a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 15637, Page(s) 371, of the Public Records of Hillsborough County, Florida, and any amendments thereto, to-gether with its undivided share in the common elements. Also known as: 120 S. Church

da 33609. Parcel ID: 1160430056 at public sale, to the highest and best bidder, for cash, online at https://www. hillsborough.realforeclose.com, on: August 22, 2025, beginning at 10:00 AM.

Any persons claiming an interest in the

surplus from the sale, if any, other than

Avenue, Apt. 212, Tampa, Flori-

Jul. 25; Aug. 1, 2025

Florida Bar No. 822035 Matter 157621 25-02202H

CONDOMINIUM ASSOCIATION,

AT VAN DYKE FARMS, AC-

RE-NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO. 23-CA-013106 SELECT PORTFOLIO SERVICING,

UNKNOWN SPOUSE OF CHARLA

BIRD-ROSS; NORTHDALE CIVIC

ASSOCIATION, INC.: UNKNOWN

NOTICE IS HEREBY GIVEN pursuant

to an Order Rescheduling Foreclosure

Sale filed July 11, 2025 and entered in

Case No. 23-CA-013106, of the Cir-

cuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County,

Florida, wherein SELECT PORTFO-

LIO SERVICING, INC. is Plaintiff and  $\,$ 

CHARLA BIRD-ROSS: UNKNOWN

SPOUSE OF CHARLA BIRD-ROSS;

UNKNOWN PERSON(S) IN POS-SESSION OF THE SUBJECT PROP-

ERTY; NORTHDALE CIVIC AS-

SOCIATION, INC.; are defendants. VICTOR CRIST, the Clerk of the Cir-

cuit 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 11, 2025, the following

described property as set forth in said

LOT 20, BLOCK 5, NORTH-

NOTICE OF SALE

PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE

13TH JUDICIAL CIRCUIT IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA

CASE NO.: 23CA012382

NATIONS DIRECT MORTGAGE.

SAMUEL MARK WILSON; CRYSTAL DELONES-WILSON;

1: UNKNOWN TENANTS/

OWNERS 2; UNKNOWN

TENANTS/OWNERS 3,

UNKNOWN TENANTS/OWNERS

Defendant(s).
NOTICE OF SALE IS HEREBY

GIVEN pursuant to the order of Uni-

form Final Judgment of Foreclosure dated May 29, 2025, and entered in Case No. 23CA012382 of the Circuit

Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida,

wherein Nations Direct Mortgage, LLC,

is Plaintiff and Samuel Mark Wilson; Crystal Delones-Wilson; Unknown

Tenants/Owners 1; Unknown Tenants/

Owners 2; Unknown Tenants/Owners 3, 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 22nd day of Sep-

tember, 2025, the following described

property as set forth in said Final Judg-

THE SOUTH 175.83 FEET OF

THE NORTH 459.02 FEET

OF THE SOUTH 1/2 OF THE

NORTH 1/2 OF THE WEST 5/8

OF THE SW 1/4 OF SECTION

35, TOWNSHIP 28 SOUTH,

RANGE 21 EAST, HILLSBOR-OUGH COUNTY, FLORIDA;

ment, to wit:

Plaintiff, vs.

Final Judgment, to wit:

PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY,

Plaintiff, vs. CHARLA BIRD-ROSS;

INC.,

Defendant(s)

SECOND INSERTION

DALE SECTION E UNIT NO. 3,

A SUBDIVISION ACCORDING

TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 50,

PAGE 24, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH

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.

Administrative Order No. 2.065. If you

are a person with a disability who needs

any accommodation in order to par-

ticipate 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

Dated this 21st day of July 2025.

voice impaired, call 711.

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220

Telephone: (954) 382-3486

Designated service email:

File No.: 20-00860 SPS

Jul. 25; Aug. 1, 2025

V6.20190626

SECOND INSERTION

Telefacsimile: (954) 382-5380

notice@kahaneandassociates.com

Sunrise, Florida 33323

Marc Granger, Esq.

Bar. No.: 146870

This notice is provided pursuant to

COUNTY, FLORIDA.

# --- ACTIONS / SALES ---

### 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. 292019CA008315A001HC RF -Section I U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION JONESE A. GONZALEZ; et al. 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,

Amended Notice of Foreclosure Sale

IN AND FOR CIRCUIT COURT

OF THE THIRTEENTH JUDICIAL

CIRCUIT IN AND FOR HILLSBOROUGH COUNTY,

FLORIDA

CIVIL DIVISION

CASE NO.: 2024-CA-003896

U.S. BANK TRUST COMPANY,

NATIONAL ASSOCIATION, AS

COMMERCIAL CAPITAL LOAN

COMMERCIAL CAPITAL, LLC, a

BE & BE ENTERPRISES, INC., a

GRIFFIN, individually: and

UNKNOWN TENANT(S)/

OWNER(S)/ SPOUSE(S) IN

foreign limited liability corporation,

Florida corporation; BENETTYE M.

NOTICE IS GIVEN that pursuant to

the Final Judgment of Foreclosure en-

tered on July 2, 2025, in Civil Action

No. 2024-CA-003896, of the Circuit Court of the Thirteenth Judicial Circuit

in and for Hillsborough County, Florida,

Victor Crist, Clerk of Court 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 Au-

gust 2025, for the real property located at:

RE-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.

292023CA011980A001HC

DIVISION: I

RF -Section II

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

RMAC TRUST, SERIES 2018

UNKNOWN TENANT NO. 1;

UNKNOWN TENANT NO. 2;

CLAIMING INTERESTS BY,

A NAMED DEFENDANT TO

ALL UNKNOWN PARTIES

THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED,

**Defendant(s).**NOTICE IS HEREBY GIVEN pursuant

to an Order or Summary Final Judgment of foreclosure dated May 29,

2025 and an Order Resetting Sale dated

June 26, 2025 and entered in Case

No. 292023CA011980A001HC of the

Circuit Court in and for Hillsborough

County, Florida, wherein U.S. BANK

NATIONAL ASSOCIATION, NOT IN

ITS INDIVIDUAL CAPACITY BUT

SOLELY AS TRUSTEE FOR THE

RMAC TRUST, SERIES 2018 G-CTT

is Plaintiff and CHARLES A. EADENS:

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 28, 2025, the following

described property as set forth in said

UNKNOWN TENANT NO.

CHARLES A. EADENS:

G-CTT,

Plaintiff, vs.

SOLELY AS TRUSTEE FOR THE

TRUSTEE FOR VELOCITY

TRUST 2023-4, successor-in-interest to VELOCITY

Plaintiff vs.

POSSESSION,

SECOND INSERTION

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 1, 2025, and entered in Case No. 292019CA008315A001HC Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II is Plaintiff and JONESE A. GONZALEZ; et al. 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 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 September 2, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

Lots 7 and 10, Block 5, BANZA BANZA SUBDIVISION, accord-

as recorded in Plat Book 2, Page

68, Public Records of Hillsbor-

Address: 2927 Banza Street, Tampa, Florida 33605-2769

Parcel Id. No. A-07-29-19-

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

Lis pendens must file a claim before the

clerk reports the surplus as unclaimed.
IMPORTANT AMERICANS WITH

DISABILITIES ACT: If you are a per-

son with a disability who needs any ac-

commodation in order to patriciate in

this proceeding, you are entitled, at no

cost to you, to the provision of certain

assistance. Please contact the ADA co-

ordinator, Hillsborough County Court-

house (813) 272-7040. If you are hear-

Dated this 15th day of July 2025,

CREST ESTATES, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN

PLAT BOOK 33, PAGE 26 OF THE PUBLIC RECORDS OF

FLORIDA.
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

25-02203H

COUNTY,

ing or voice impaired, call 711.

Roetzel & Andress, Suite 1000

2320 First Street Suite 1000

Fort Myers, FL 33901-2904

Telephone: 239.337.3850

HILLSBOROUGH

ED HEREIN.

Attorneys for Plaintiff

Jul. 25; Aug. 1, 2025

SECOND INSERTION

PAUL A. GIORDANO

pgiordano@ralaw.com

Florida Bar No. (194190)

ing to the map or plat thereof

ough County, Florida.

4VJ-000005-00007.0

Folio: 187668-0000

LOT 1. MARITA SUBDIVISION. ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 99, PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.
ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

least 5 days prior to the sale.

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

DATED July 17, 2025. By: /s/ Gregg R. Dreilinger Florida Bar No. 767700 499 NW 70th Ave., Suite 309 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 1491-179705 / TM1

Service E-mail: answers@dallegal.com

Gregg R. Dreilinger Florida Bar No.: 25615 Roy Diaz, Attorney of Record Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff Fort Lauderdale, FL 33317

25-02193H Jul. 25; Aug. 1, 2025

### SECOND INSERTION

NOTICE OF ACTION

CASE NO. 24-CA-006991 PENNYMAC LOAN SERVICES.

ELZYATA Y BADMAEVA A/K/A ELZYATA BADMAEVA, et al.,

To: UNKNOWN TENANT IN POS-SESSION 1, 6426 S HIMES AVE,

LAST KNOWN ADDRESS STATED. CURRENT RESIDENCE UNKNOWN UNKNOWN TENANT IN POSSES-SION 2, 6426 S HIMES AVE, TAMPA.

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

LOT 15, BLOCK 13, CRES-CENT PARK, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 17, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLOIRDA.

has been filed against you and you are

or 30 days from the first publication. otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

Impaired Line 1-800-955-8770.

Lourdes Sanchez-Barcia, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801

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

Plaintiff, vs.

TAMPA, FL 33611

FL 33611

ing the following real and personal property described as follows, to-wit:

required to a copy of your written defenses, if any, to it on Lourdes Sanchez-Barcia, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-

styled Court on or before 8/4/2025

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

WITNESS my hand and seal of said Court on the 27 day of June, 2025.

Victor Crist CLERK OF COURT OF HILLSBOROUGH COUNTY The Clerk of Court address: 800 E. Twiggs St., Room 101 Tampa, FL 33602 (SEAL) BY: Jennifer Taylor Deputy Clerk

24-10432FL

Jul. 25; Aug. 1, 2025 25-02172H

# SECOND INSERTION

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

DIVISION CASE NO. 29-2025-CA-001194 MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS NATIONSTAR MORTGAGE LLC, AS UNCLAIMED. THE COURT, IN Plaintiff, vs. CORDEANIA EVONN TENOR ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE A/K/A CORDEANIA EVONN KNOX OF THE CHANGED TIME OF SALE A/K/A CORDEANIA KNOX A/K/A SHALL BE PUBLISHED AS PROVID-CORDEANIA TENOR: SOUTH FORK III COMMUNITY Pursuant to Florida Statute ASSOCIATION, INC.; UNITED 45.031(2), this notice shall be published STATES OF AMERICA ON a week for two BEHALF OF THE SECRETARY OF weeks, with the last publication being at VETERANS AFFAIRS; UNKNOWN least 5 days prior to the sale. TENANT IN POSSESSION 1: IF YOU ARE A PERSON WITH UNKNOWN TENANT IN A DISABILITY WHO NEEDS ANY POSSESSION 2; UNKNOWN SPOUSE OF CORDEANIA EVONN TENOR A/K/A CORDEANIA EVONN KNOX A/K/A CORDEANIA KNOX A/K/A

CORDEANIA TENOR,

CORDEANIA TENOR

RIVERVIEW, FL 33579

RIVERVIEW, FL 33579

RIVERVIEW, FL 33579

UNKNOWN TENANT IN

POSSESSION 1

POSSESSION 2

UNKNOWN TENANT IN

UNKNOWN SPOUSE OF

**Defendant.**To: CORDEANIA EVONN TENOR

A/K/A CORDEANIA EVONN KNOX

A/K/A CORDEANIA KNOX A/K/A

CORDEANIA EVONN TENOR

A/K/A CORDEANIA EVONN KNOX

A/K/A CORDEANIA KNOX A/K/A CORDEANIA TENOR

11940 SUNBURST MARBLE RD,

11940 SUNBURST MARBLE RD,

11940 SUNBURST MARBLE RD, RIV-

ERVIEW, FL 33579 LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN

an action to foreclose Mortgage cover-

ing the following real and personal

property described as follows, to-wit: LOT 91, MAP OR PLAT ENTI-

YOU ARE HEREBY NOTIFIED that

11940 SUNBURST MARBLE RD,

ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMO-DATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORK-ING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMO-DATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED. CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.

DATED July 17, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 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 1460-192044 / TM1 Jul. 25; Aug. 1, 2025 25-02192H

TLED "SOUTH FORK TRACT Q PHASE 1", AS RECORDED IN PLAT BOOK 130, PAGES 3 THROUGH 10, OF PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA GENERAL JURISDICTION

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. Send written defenses to Clerk of

Court 800 E. Twiggs St., Room 101,

Tampa, FL 33602 by or before 8/14/25. 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 said Court on the 9 day of July, 2025. Victor Crist

CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk

25-02145H

LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08314FL

MCCALLA RAYMER

Jul. 25; Aug. 1, 2025

AND LESS RIGHT-OF-WAY ON THE WEST SIDE THERE-OF FOR FORBES ROAD. Property Address: 5102 Abby Gail Lane, Plant City, Florida 33566 and all fixtures and personal property located therein or thereon, which are

THEREOF, AND LESS THE

SOUTH 160.83 FEET OF THE WEST 672.32 FEET THEREOF,

included as security in Plaintiff's mortgage. Any person claiming an interest in

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

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

Dated: 7/22/25

McCabe, Weisberg & Conway, LLC By: 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: 24-400207 Jul. 25; Aug. 1, 2025 25-02194H

### LESS THE EAST 446.20 FEET SECOND INSERTION

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

CASE NO. 22-CA-006598

MIDFIRST BANK

Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF REUBEN GREEN A/K/A RUEBEN GREEN, DECEASED; UNKNOWN TENANT 1: UNKNOWN TENANT 2; GLORIA F. SPIKE; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN, AS PETITIONER OF THE ESTATE OF REUBEN GREEN A/K/A RUEBEN GREEN, DECEASED: LATOYA DOUGLAS: CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY FLORIDA; HILLSBOROUGH COUNTY, A POLITICAL

MACKEY; STATE OF FLORIDA, DEPARTMENT OF REVENUE Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 26, 2023, in this cause. in the Circuit Court of Hillsborough County, Florida, the office of Victor D.

SUBDIVISION OF THE STATE

OF FLORIDA: TORIANO L.

ough County, Florida, described as: LOT 14, IN BLOCK 10, OF DEL RIO ESTATES, UNIT 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

Crist, Clerk of the Circuit Court, shall

sell the property situated in Hillsbor-

FLORIDA. a/k/a 4415 DOLPHIN DR, TEMPLE TERRACE, FL 33617-

at public sale, to the highest and best bidder, for cash, online at http://www. hillsborough.realforeclose.com, on Au-

gust 11, 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. Twiggs 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 16 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 Peter E. Lanning Peter E. Lanning FL Bar No. 562221 111160103

Jul. 25; Aug. 1, 2025 25-02158H

### Order or Final Judgment, to-wit: LOT 9, BLOCK 4, SEMINOLE

HILLSBOROUGH COUNTY

### SECOND INSERTION

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

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

OCCUPANTS IN POSSESSION, Defendants.
NOTICE IS HEREBY GIVEN that,

pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, the Clerk of Court, Victor Crist, will sell all the property situated in Hillsborough County, Florida described as: Lot 174, SOUTH FORK TRACT

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

bidder, for cash, at www.hillsborough.

realforeclose.com, at 10:00 A.M. on

August 8, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than

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

Dated this 16th day of July, 2025. s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 25-02147H Jul. 25; Aug. 1, 2025

### SECOND INSERTION

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

Case No: 25-CA-006421 ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED **SEPTEMBER 19, 2022,** 

Plaintiff, vs. UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF RETA KAYE HUTSON, DECEASED,

Defendant, To: Unknown Heirs and Beneficiaries the Estate of Reta Kaye Hutson, De-

YOU ARE NOTIFIED that an action to partition real property pursuant to Florida Statute §64 has been filed against you. This action involves real property in Hillsborough County, Florida (the "Property") more particularly described as:

The South 95 feet of the North 145 feet of the West 200 feet of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 28 South, Range 22 East, Hillsbor-

ough County, Florida. Parcel Identification Number: U-25-28-22-ZZZ-000004-78780.0 Property Address: 414 S. Wiggins Road, Plant City, Florida 33566

This action was instituted in the Circuit Court of the Thirteenth Judicial Circuit the date that the Clerk reports the funds  $\,$ as unclaimed.

If you are a person with a disability who needs an accommodation in order Impaired Line 1-800-955-8770.

Court, Hillsborough County, Florida, and is styled Anthony Prisciandaro, Trustee of the AAHS of Florida Trust dated September 19, 2022 vs. Unknown Heirs and Beneficiaries of Reta Kaye Hutson, deceased, Case Number 25-CA-006421.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 8/20/2025 and file the original with the clerk of this court either be-fore 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.

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

DATED on 7/15/2025

VICTOR D. CRIST Clerk of the Circuit Court Clerk of Court address is 800 E Twiggs St., Room 101 Tampa, FL 33602 (SEAL) By: JENNIFER TAYLOR

As Deputy Clerk

Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787 Jul. 25; Aug. 1, 8, 15, 2025

25-02173H

### NOTICE OF ACTION

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

CASE NO.: 25-CA-003213 PRESIDENTIAL BANK, FSB, Plaintiff, vs. FABIO V. REYES; YVONNE LIMA REYES; PANTHER TRACE II HOMEOWNERS' ASSOCIATION.

Defendant(s). TO: Fabio V. Reyes Residence Unknown

INC.,

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough

# SECOND INSERTION

County, Florida:

LOT 3, BLOCK 32, PANTHER TRACE PHACE 2B-3, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

Street Address: 11806 Harpswell Drive, Riverview, Florida 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL

33407, within 30 days after the date of the first publication of this notice, on or before 8/25/2025, and file the original with the Clerk of this Court, 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 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 on July 18, 2025.

Victor D. Crist Clerk of said Court (SEAL) By: Jennfer Taylor As Deputy Clerk

McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400095

Jul. 25; Aug. 1, 2025 25-02207H

### SECOND INSERTION

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

CIVIL DIVISION CASE NO. 25-CA-2527 SLTATA INVESTMENTS LLC, A FLORIDA CORPORATION

Plaintiff, vs. LIVING INTERIOR PLANT SERVICE, A FLORIDA CORPORATION, STRONGBOX INVESTMENTS INC., A FLORIDA CORPORATION, ICE FINANCIAL INC., A FLORIDA CORPORATION, 5801 MIDDLESEX INC. A FLORIDA CORPORATION

**Defendant**(s) NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment of Foreclosure dated July 1, 2025, and entered in case having the case number 25-CA-002527 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein SLTATA Investments LLC., is the Plaintiff and Living Interior Plant Service, et. al. are the Defendants Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www. hillsborough.realforeclose.com, on August 7, 2025 at 10:00 AM, the following described property as set forth in said Default Final Judgment

of Foreclosure, to wit: Unit 1210, Grand Key, A Condominium, Together With and Undivided Share in Common Elements Appurtenant Thereto, According to The Declaration of Condominium Recorded in Official Records Book 15002, Page 458, Any and All Amendments Thereto, of the Public Records of Hillsborough County, Florida. More commonly known as: 4207 S. Dale Mabry Highway, Unit 1210, Tampa, FL. 33611 ("Property").

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 Statute, Section 45.031.

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 Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Imparied: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated Friday, July 11, 2025 Drew Corbin, Esq. Florida Bar No. 1019183 The Law Office of Drew Corbin 6307 Staunton Drive Holiday, Florida 34690 727-421-4154 Primary Email: dcorbin93@gmail.com Pleadings Email: dccorbin1@gmail.com Attorney for Plaintiff Jul. 25; Aug. 1, 2025 25-02148H

### SECOND INSERTION

NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA Case No. 29-2025-CA-003256 Honorable Judge: Jennifer X Gabbard

PLANET HOME LENDING, LLC Plaintiff, vs. GEORGE MELO; JUANA DANIELA MELO; SOUTHFORK OF HILLSBOROUGH COUNTY III HOMEOWNERS' ASSOCIATION, INC; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;

Defendants, TO: GEORGE MELO Last Known Address: 11301 BRIGHTON KNOLL LOOP, RIVERVIEW, FL 33579

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 11301 BRIGHTON KNOLL LOOP, RIVER-VIEW, FL 33579 and more particularly described as follows:

LOT 16, BLOCK 2, SOUTH FORK TRACT "L" PHASE 1, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 122, PAGES 31 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA Folio No. 0777176240 COMMONLY KNOWN AS:

11301 Brighton Knoll Loop, Riverview, FL 33579.

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T.

Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801, on or before, 8/25/2025, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, 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 7/18/2025. Victor D. Crist, Hillsborough County Clerk of Court and Comptroller Clerk of Court address 800 E. Twiggs St, Room 101 Tampa, FL 33602 (SEAL) Jennifer Taylor

As Deputy Clerk Matthew T. Wasinger, Esquire, the Plaintiff's attorney, 605 E. Robinson Street, Suite 730, Orlando, FL 32801 Jul. 25; Aug. 1, 2025 25-02178H

# SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 25-CA-001220

FINANCE OF AMERICA REVERSE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR

OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ARETHA JONES-HICKS AKA ARETHA JONES, DECEASED, et al.

To: SHERYL KELLY Last Known Address: 3913 W LEMON ST  $TAMPA, FL\ 33609$ Current Address: Unknown KITO FELTON Last Known Address: 3913 W LEMON ST TAMPA, FL 33609 Current Address: Unknown CARNELL WATSON FELTON Last Known Address: 3913 W LEMON ST TAMPA, FL 33609 Current Address: Unknown THE UNKNOWN HEIRS, DEVI-SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, ARETHA JONES-HICKS

Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County,

AKA ARETHA JONES, DECEASED

Last Known Address: Unknown

LOT 19, BLOCK 6, BROAD-MOOR PARK REVISED PLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA, LESS THAT PART THEREOF CONDEMNED FOR OUT- FALL DITCH RIGHT OF WAY FOR A PORTION OF STATE ROAD 341, ACCORDING TO THE JUDGMENT RECORDED MARCH 8, 1943 IN MINUTE BOOK 86, PAGE 221, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

A/K/A 3913 W LEMON ST TAMPA FL 33609

has been filed against you and you are required to file written defenses by 8/25/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box  $\,$ 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

\*\*See the Americans with Disabilities

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. 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. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813)

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

WITNESS my hand and the seal of this court on this 18 day of July, 2025. VICTOR D. CRIST

Clerk of the Circuit Court Clerk of Court address 800 E. Twiggs St., Room 101 Tampa, FL 33602 (SEAL) By: JENNIFER TAYLOR

P.O. Box 23028 Tampa, FL 33623 NL - 25-000285 Jul. 25; Aug. 1, 2025 25-02195H

Albertelli Law

# SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION Case #: 23-CA-015399

DIVISION: K United Wholesale Mortgage, LLC.

Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George E. Vaughan a/k/a George Earl Vaughan, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); George Earl Vaughan, Jr. a/k/a George Vaughan; Mark Steven Vaughan a/k/a Mark S. Vaughan; Danielle Marie Burdette f/k/a Danielle Marie Vaughan f/k/a Danielle M. Vaughan; Unknown Spouse of George Earl Vaughan, Jr. a/k/a George Vaughan; Unknown Spouse of Mark Steven Vaughan a/k/a Mark S. Vaughan; Unknown Spouse of Danielle Marie Burdette f/k/a Danielle Marie Vaughan f/k/a Danielle M. Vaughan; John Thompson, as Trustee of the Sunshine Realty Trust; Alberto Aguirre; Elodia Ramirez; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). TO: John Thompson, as Trustee of the Sunshine Realty Trust: 2110 11th Avenue Southeast, Ruskin, FL 33570

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named

Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that

an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LOT 18 AND THE EAST 1/2 OF

LOT 17, BLOCK 40, SUN CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 17, PAGE 21, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED YEAR: 1999, MAKE: GRAND MANOR, VIN#: GAG-MTD06310A AND VIN#: GAG- ${\rm MTD06310B.}$ 

more commonly known as 3701 Garon Avenue, Ruskin, FL 33570.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before August 18, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 11th day of July, 2025. Victor D. Crist

Circuit and County Courts (SEAL) By: /s/ Mustafa Divan Deputy Clerk LOGS LEGAL GROUP LLP,

Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 23-329530 FC01 CXE 25-02188H Jul. 25; Aug. 1, 2025

# SECOND INSERTION

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

CASE NO.: 25-CA-005479 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, **SERIES 2022-1.** Plaintiff, vs.

MICHAEL KARASEK A/K/A MICHAEL E. KARASEK: UNKNOWN SPOUSE OF MICHAEL KARASEK A/K/A MICHAEL E. KARASEK: CITY OF TAMPA, FLORIDA;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).

TO: MICHAEL KARASEK A/K/A

MICHAEL E. KARASEK (Current Residence Unknown) (Last Known Address(es)) 3139 WEST VARN AVENUE TAMPA, FL 33611 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES. GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER

DESCRIBED DEFENDANTS (Last Known Address) 3139 WEST VARN AVENUE TAMPA, FL 33611

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

ANY OF THE ABOVE NAMED OR

LOT 20, PENINSULA HEIGHTS, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 12. PAGE 91. OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-

A/K/A: 3139 WEST VARN AV-ENUE, TAMPA, FL 33611. has been filed against you and you are required to serve a copy of your written

defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 8/25/2025, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs

St., room 101, Tampa, FL 33614. If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other

court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or

ADA@fljud13.org.
WITNESS my hand and the seal of this Court this 18 day of July, 2025.

VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature JENNIFER TAYLOR Print Name if Deputy Clerk Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A.,

1701 West Hillsboro Boulevard, Suite 400. Deerfield Beach, FL 33442.,

Attorney for Plaintiff 25-52173 Jul. 25; Aug. 1, 2025 25-02182H