

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 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 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.

Table with 3 columns: Item ID, Name, Description. Rows include items like Charles, Janae (tools, clothing, furniture), Tavaris, Smith (home goods), Calhoun, Floyd (home goods), etc.

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. August 1, 8, 2025 25-02230H

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.covingtonparkcdd.org or by contacting the District Manager at 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 District Office.

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
August 1, 2025 25-02269H

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:

Table with 2 columns: Field, Value. Fields include DATE (August 14, 2025), TIME (1:30 PM), LOCATION (Ella at Encore, 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 prior notice in full.

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
Reserve at Pradera Community Development District

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 to be stated on the record.

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
August 1, 2025 25-02245H

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.

Table with 3 columns: Item ID, Name, Description. Rows include Marie Ferland (Household goods), 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. August 1, 8, 2025 25-02231H

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

Table with 3 columns: Unit, Name, Description. Rows include 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
August 1, 2025 25-02225H

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 wyynnmerewestcdd.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.

Table with 3 columns: Item ID, Name, Description. Rows include A008 Junior Salomon (Household items), A133 Fannie Stone (Household items), A139 Valeria Alston (Boxes, bags, totes, furniture, tools), etc.

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 ---

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 33637.

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 at 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, 202525-02237H

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, 202525-02246H

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.

August 1, 202525-02297H

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 at www.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments regarding the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.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, 202525-02254H

FIRST INSERTION

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the 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

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

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT																					
FISCAL YEAR RESIDENT DEBT SERVICE AND O&M ASSESSMENT SCHEDULE																					
				NET		Gross															
TOTAL O&M Budget				1,475,084.00		1,597,749.56															
TOTAL Reserve Budget				253,220.00		247,263.62															
TOTAL O&M ASSESSMENT				1,728,304.00		1,845,013.18															
PER DEBT ASSESSMENTS																					
LOT SIZE	UNITS ASSESSED O&M	TOTAL % TOTAL Sales	Sales	OWN PER PARCEL	RESERVE PER PARCEL	TOTAL O&M PER PARCEL	O&M PER LOT	O&M	SERIES 2015 DEBT SERVICE (%)	SERIES 2014 DEBT SERVICE (%)	SERIES 2016 (A) DEBT SERVICE (%)	SERIES 2016 (C) DEBT SERVICE (%)	SERIES 2016 DEBT SERVICE (%)	SERIES 2016 B & D DEBT SERVICE (%)	SERIES 2016 (W) DEBT SERVICE (%)	TOTAL \$1	Total	\$ Change	% Change		
Platted Lots																					
Phase 1 Single Family 0/1	214	214	16.82%	\$ 303,911.80	\$ 48,638.21	\$ 352,550.01	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 772.40	\$ -	\$ -	\$ 1,766.34	\$ 1,835.65	\$ 169.31	10.24%	
Phase 1 Single Family 0/2	118	118	6.32%	\$ 99,739.54	\$ 15,444.40	\$ 115,183.93	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 928.89	\$ -	\$ -	\$ 1,895.34	\$ 1,709.82	\$ 185.52	11.36%	
Phase 1 Single Family 0/3	74	74	3.87%	\$ 62,733.25	\$ 8,816.89	\$ 71,550.13	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,024.24	\$ -	\$ -	\$ 1,979.58	\$ 1,767.11	\$ 212.47	12.02%	
Phase 1 Single Family 0/4	121	121	6.48%	\$ 107,680.93	\$ 16,642.14	\$ 124,323.07	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,081.49	\$ -	\$ -	\$ 2,064.34	\$ 1,894.42	\$ 169.92	10.18%	
Phase 14 Single Family 0/5	159	159	9.25%	\$ 123,584.32	\$ 21,085.16	\$ 144,669.48	\$ 672.75	\$ 0	\$ -	\$ 1,206.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,240.23	\$ 2,059.33	\$ 180.90	12.21%	
Phase 15 Single Family 0/6	129	129	6.88%	\$ 107,541.19	\$ 16,819.19	\$ 124,360.38	\$ 672.75	\$ 0	\$ -	\$ 1,002.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,992.83	\$ 1,803.19	\$ 189.64	10.51%	
Phase 16 Single Family 0/7	86	86	4.87%	\$ 72,254.24	\$ 11,461.85	\$ 83,716.09	\$ 672.75	\$ 0	\$ -	\$ 1,224.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,166.94	\$ 2,007.14	\$ 159.80	10.00%	
Phase 16 Single Family 0/8	227	227	12.77%	\$ 188,771.58	\$ 30,099.58	\$ 218,871.16	\$ 672.75	\$ 0	\$ -	\$ 1,302.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,279.83	\$ 2,089.91	\$ 189.92	11.00%	
Phase 17 Single Family 0/9	220	220	11.79%	\$ 164,834.42	\$ 26,167.32	\$ 191,001.73	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ 1,302.89	\$ -	\$ -	\$ -	\$ -	\$ 2,279.73	\$ 2,094.55	\$ 185.18	11.00%	
Phase 18 Single Family 0/10	162	162	8.88%	\$ 136,708.62	\$ 21,477.30	\$ 158,185.92	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301.89	\$ -	\$ -	\$ 2,279.63	\$ 2,094.91	\$ 184.72	11.00%	
Phase 19 Single Family 0/11	69	69	3.79%	\$ 37,971.42	\$ 6,148.35	\$ 44,119.77	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301.89	\$ -	\$ -	\$ 2,279.63	\$ 2,094.91	\$ 184.72	11.00%	
Phase 2 Single Family 0/12	60	60	3.22%	\$ 30,459.60	\$ 7,954.78	\$ 38,414.37	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301.89	\$ -	\$ -	\$ 2,279.63	\$ 2,094.91	\$ 184.72	11.00%	
Phase 4 Single Family 0/13	129	129	6.88%	\$ 107,541.19	\$ 16,819.19	\$ 124,360.38	\$ 672.75	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,302.89	\$ -	\$ 1,302.89	\$ 2,281.41	\$ 2,171.89	\$ 109.52	10.00%
Subtotal Platted Lots	1,886	1,886	100.00%	\$ 1,517,784.94	\$ 247,188.62	\$ 1,764,973.56	\$ 1,876,443.16	\$ 21,681.62	\$ 21,681.62	\$ 21,681.62	\$ 21,681.62	\$ 21,681.62	\$ 21,681.62	\$ 21,681.62	\$ 21,681.62	\$ 21,681.62	Outfall				

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

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

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

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.

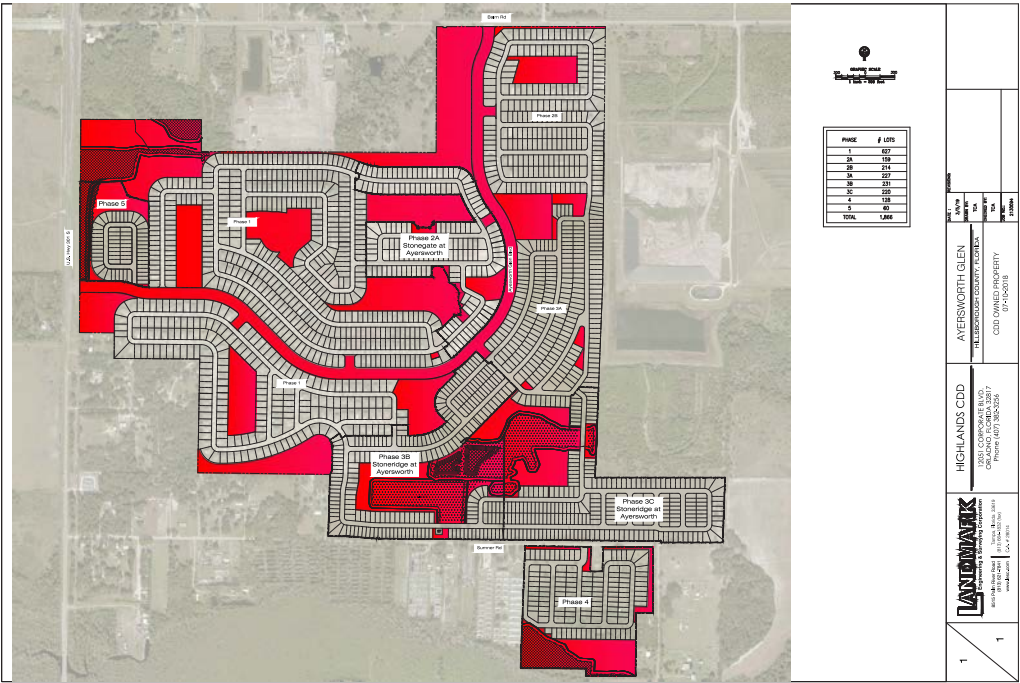
The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted and unplatted lots using an equalized per unit basis or by stratification 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.

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

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

Kristee Cole
District Manager



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 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.

Dated this July 29, 2025.

Maxine Linda Golden

August 1, 202525-02281H

FIRST INSERTION

Fictitious Name Notice

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BLUEPRINT HOME LOANS LLC, OWNER, desiring to engage in business under the fictitious name of BLUEPRINT INDEPENDENT MORTGAGE ADVISORS located at 12403 BAY ESTUARY BEND, RIVERVIEW, FLORIDA 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.

August 1, 202525-02271H

FIRST INSERTION

Fictitious Name Notice

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, 202525-02277H

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, 202525-02277H

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
myorangedclerk.com

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

or email legal@businessobserverfl.com

Business Observer

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 that 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 WATERSSET 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) 933-5571.

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”), HILLSBOROUGH 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	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW	NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09	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, Tallahassee, Florida.	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, Tallahassee, Florida.
Dated this 28 of July, 2025.	Dated this 29 of July, 2025.
TLC TELECARE LLC	David E. Vanderlaan
5510 N. 40th Street	10202 N. Edison Ave.
Tampa, FL 33610	tampa, FL 33612
August 1, 2025	August 1, 2025
25-02266H	25-02282H

lv20906_vii

SAVE TIME



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, LLC

August 1, 2025

25-02257H

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.

August 1, 2025

25-02235H

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 following 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
I0005 - Shirnell Gabriel
U0022 - Anouce Belgarde
K0007 - Mark Lopez
L0006 - Mark Lopez
B0001 - Michael George Tracey
K0008 - Shauntice Wallace

August 1, 8, 2025

25-02251H

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 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:

- 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

August 1, 2025

25-02272H

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 Hillsborough 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 action.

22-004555 TLR

August 1, 2025

25-02252H

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

25-02267H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Cheryllyn Villalobos will engage in business under the fictitious name MARJAYNIE'S CLEANING SERVICES, 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

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,

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 representatives' 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,

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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the estate of the decedent, including unmatured, contingent or un-

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

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

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

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

The date of first publication of this notice is 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
E-Mail: brambaum@plglawyer.com
Secondary E-Mail: jherny@plglawyer.com
August 1, 8, 2025

25-02238H

Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representatives:
Julia M. Held
113 Springdale Way
Chapel Hill, North Carolina 27517
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

25-02239H

liquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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.com
August 1, 8, 2025

25-02240H

ESTATE

<div>FIRST INSERTION</div> <div>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.</div> <div>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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 1, 2025 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 Secondary Email: mgreco@hnh-law.com August 1, 8, 202525-02249H</div>	<div>FIRST INSERTION</div> <div>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.</div> <div>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 attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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.com jkpstaff@thepurdyfirm.com Florida Bar No. 143510 The Purdy Firm PLLC P.O. Box 87 Seffner, FL 33583 Telephone: 813-934-2270 August 1, 8, 202525-02228H</div>	<div>FIRST INSERTION</div> <div>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.</div> <div>The 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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, 202525-02261H</div>	<div>FIRST INSERTION</div> <div>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</div> <div>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 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. 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. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 August 1, 8, 202525-02275H</div>	<div>FIRST INSERTION</div> <div>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 NEWBRIDGE 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 E-mail for Plaintiff August 1, 8, 202525-02294H</div>	<div>FIRST INSERTION</div> <div>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.</div> <div>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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. The date of first publication of this notice is 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, 202525-02262H</div>
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<div>FIRST INSERTION</div> <div>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.</div> <div>The administration of the estate of Theodore R. Wright, deceased, whose date of death was April 8, 2025, is pending in 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 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,</div>	<div>FIRST INSERTION</div> <div>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 1, 2025. Personal Representative: Latandra Wright 3219 Magnolia Meadows Drive 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: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com August 1, 8, 202525-02242H</div>
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<div>FIRST INSERTION</div> <div>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.</div> <div>The administration of the estate of MARIA 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 AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any prop-</div>	<div>FIRST INSERTION</div> <div>erty held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the Clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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, 2025. LUIS DAVID RODRIGUEZ Personal Representative 775 Harbor Island Clearwater, FL 33767 R. CARLTON WARD 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, 202525-02265H</div>
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<div>FIRST INSERTION</div> <div>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.</div> <div>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, Tampa, FL 33601-3360. The names 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 described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 1, 2025. Petitioners: /s/ Brian Alan Neal ID s1LGTDivvpuAYkzvXBA9SqS Brian Alan Neal 300 Tranquility Lane Havana, Florida 32333 /s/ John Michael Neal ID y8TvUrwMcCTFjgHBcF4UC7S6 John Michael Neal 35 Smyrna Drive Debarry, 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, 202525-02241H</div>
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Q&A

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.


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ESTATE

<div><div>FIRST INSERTION</div><div>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.</div><div><p>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 attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The first publication date of this notice is August 1, 2025.</p><div><div>Ish K. Katyal 20656 Longleaf Pine Ave. Tampa, FL 33647</div><div>Julan Mustafa Attorney for Personal Representative Florida Bar Number 13147 PO Box 1487, Elfers, FL 34680 727-725-7600 August 1, 8, 2025</div><div>25-02291H</div></div></div></div>	<div><div>FIRST INSERTION</div><div>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.</div><div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 1, 2025.</p><div><div>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</div><div>25-02260H</div></div></div></div>	<div><div>FIRST INSERTION</div><div>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.</div><div><p>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 administration.</p><p>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 STATUTES, or such claims will be forever barred.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>Pursuant to section 733.212(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.</p><p>The date of first publication of this notice is: August 1, 2025.</p><div><div>Petitioner: Jasmine Brittney Boswell 4902 N MacDill Ave, Apt 16 Tampa, FL 33614</div><div>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 August 1, 8, 2025</div><div>25-02290H</div></div></div></div>	<div><div>FIRST INSERTION</div><div>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.</div><div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 1, 2025.</p><div><div>Personal Representative: Panida Chin 2215 27th Ave Blvd W Palmetto, FL 34221</div><div>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</div><div>25-02287H</div></div></div></div>	<div><div>FIRST INSERTION</div><div>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.</div><div><p>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.</p><p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 1, 2025.</p><div><div>Personal Representative: MARY KAY LEE 3725 Yardarm Drive Tampa, FL 33611</div><div>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</div><div>25-02292H</div></div></div></div>
<div><div>FIRST INSERTION</div><div>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 SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CORDEANIA EVONN KNOX, SECRETARY OF VETERANS AFFAIRS AND ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Court, will sell all the property situated in Hillsborough County, Florida described as: Lot 91, SOUTH FORK TRACT Q PHASE 1, according to the Plat thereof as recorded in Plat Book 130, Pages 003-010, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11940 Sunburst Marble Road, Riverview, FL 33579. at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on August 22, 2025. Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated This 10th day of July, 2025.</div><div><div>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 August 1, 8, 2025</div><div>25-02285H</div></div></div>	<div><div>FIRST INSERTION</div><div>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.</div><div><p>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 HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.</p><p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is the 1 day of August, 2025.</p><div><div>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 August 1, 8, 2025</div><div>25-02264H</div></div></div></div>	<div><div>FIRST INSERTION</div><div>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 WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFRA TRUST 2014-2 is the Plaintiff, and CYLENA L. WATERS, FLORIDA DEPARTMENT OF REVENUE, CITY OF TAMPA, FLORIDA, HILLSBOROUGH COUNTY CLERK OF COURT, EDWARD GILBERT-POWER HOME REMODELING and UNKNOWN TENANT #1 N/K/A GABRIELLE 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,</div><div><div>ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 7906 N Edison Ave, Tampa, FL 33604 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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. Respectfully submitted, 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 E-Mail: Matthew@HowardLaw.com August 1, 8, 2025</div><div>25-02263H</div></div></div>	<div><div>FIRST INSERTION</div><div>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, LLC, Plaintiff, vs. JUSTINO MONTOYA CHAVEZ; MARTHA CAMPOS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants. 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 County 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</div><div><div>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</div><div>25-02244H</div></div></div>	

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





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FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-007488</p> <p>DIVISION: J</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</p> <p>Plaintiff, v.</p> <p>RACHEL VARGAS, ET AL.,</p> <p>Defendant(s),</p> <p>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 SERVICING, Plaintiff and RACHEL VARGAS; SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.; RICHMOND PLACE OWNERS' ASSOCIATION, INC.; 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, to-wit..</p> <p>LOT 12, BLOCK A RICHMOND PLACE-PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 8408 Fenwick Ave, Tampa, FL 33647</p>		
<p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 2390.000320 August 1, 8, 2025 25-02278H</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-000047</p> <p>Division C</p> <p>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,</p> <p>Plaintiff, v.</p> <p>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,</p> <p>Defendant.</p> <p>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 MACDONALD; UNKNOWN SPOUSE OF JUSTIN LEW WILSON N/K/A SHERRI WILSON 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 16, 2025 the follow-</p>		
<p>ing described property as set forth in said Final Judgment, to-wit..</p> <p>LOT 17 BLOCK 25 GOLFLAND RESUBDIVISION, ACCORDING IN PLAT BOOK 29, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 10308 N Forest Hills Dr, Tampa, FL 33612</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 5299.000113 August 1, 8, 2025 25-02274H</p>		

FIRST INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>UCN: 292025CA003293A00IHC</p> <p>CASE NO.: 25-CA-003293</p> <p>SKYWAY CAPITAL MANAGEMENT, LLC, a Florida limited liability company</p> <p>Plaintiff, vs.</p> <p>HONOR MANAGEMENT, LLC, a Michigan limited liability company</p> <p>CON2444, LLC, a Florida limited liability company, ANY KNOWN AND UNKNOWN TENANTS, Defendants.</p> <p>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 MANAGEMENT, LLC. is the Plaintiff and HONOR 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 at 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:</p> <p>Parcel I</p> <p>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</p>		
<p>the South 453 feet of the Southwest 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.</p> <p>Parcel II</p> <p>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.</p> <p>TOGETHER WITH:</p> <p>The East 112.40 feet of the West 320.40 feet of the North 120.00 feet of the South 453.00 feet of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 27 South Range 19 East, Hillsborough County, Florida.</p> <p>Parcel III</p> <p>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</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 23-CA-017406</p> <p>SECTION # RF</p> <p>U.S. BANK NATIONAL ASSOCIATION,</p> <p>Plaintiff, vs.</p> <p>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 DEVELOPMENT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 24 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 197, OF HAWKS POINT - PHASE 1B-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 180, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 2306 RICHWOOD PIKE DR, RUSKIN, FL 33570</p>		
<p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 21 day of July 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156</p>		
<p>Submitted by:</p> <p>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 23-03730 August 1, 8, 2025 25-02234H</p>		

FIRST INSERTION		
<p>Official Records Book 6954, Page 1445.</p> <p>Parcel IV</p> <p>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 right-of-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.</p> <p>LESS: PARCEL:</p> <p>HOUSE PROPERTY</p> <p>LEGAL PER PA PAGE FOLIO 033450-0100</p> <p>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 DISTANCE 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 DISTANCE 267.15 FEET; THENCE N 00 DEG 14 MIN 30 SEC E, A DISTANCE OF 323.95 FEET;</p>		
<p>THENCE N 31 DEG 48 MIN 16 SEC E, A DISTANCE OF 360.10 FEET TO POINT OF INTERSECTION 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</p> <p>Commonly known as Vacant Land, Lutz, Florida 33559</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.</p> <p>AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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.</p> <p>VICTOR D. CRIST, Hillsborough County Clerk of Court</p> <p>Steven W. Moore, Esquire 8240 118th Avenue North, Suite 300 Largo, Florida 33773 (727) 395-9300 FBN:0982660/SPN:01530027 steven@stevenmoorepa.com kathy@stevenmoorepa.com August 1, 8, 2025 25-02289H</p>		

FIRST INSERTION		
<p>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</p> <p>CIVIL DIVISION</p> <p>Case No. 25-CA-001731</p> <p>RENE VALENZUELA, AS TRUSTEE OF TRUST NUMBER 2309 UTD 10-1-2019, as successor in interest and assignee to MEXIGATE, INC.,</p> <p>Plaintiff, v.</p> <p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>For Informational Purposes Only: Address: 2319 S. 50th Street, Tampa, FL 33619-5231 Folio: 046585-0000</p> <p>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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation 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</p> <p>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</p>		

FIRST INSERTION		
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 25-CA-005858</p> <p>BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS</p> <p>MANAGEMENT SERIES I TRUST,</p> <p>Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS</p>		
<p>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, et. al.</p> <p>Defendant(s),</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS 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, AND THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO</p>		
<p>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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 11 AND THE WEST 26.8 FEET OF LOT 12 A.W 26.8</p>		
<p>CADEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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.</p>		
<p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29th day of July, 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK</p> <p>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</p>		

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

25-01701
August 1, 8, 2025 25-02248H

or email **legal@businessobserverfl.com**

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, Plaintiff, vs. TAJAR J. RAY, JR., et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure 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, MAGNOLIA PARK SOUTHEAST "D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE(S) 86 THROUGH 96, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 6108 MAGNOLIA 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.
IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
Dated this 30 day of July, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: (S)Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
19-270479 - NaC
August 1, 8, 2025 25-02296H

FIRST INSERTION

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 telephone.

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
August 1, 2025 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
August 1, 8, 2025 25-02298H

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, Plaintiff, vs. 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 09/02/2025 either before service upon 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
Secondary E-mail: robert@solovelawfirm.com
PAW-4421
August 1, 8, 15, 22, 2025 25-02268H

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-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

12th 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
August 1, 8, 2025 25-02299H

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, JONATHAN P. AXEL, INDIVIDUALLY, AND CORAL S. AXEL, INDIVIDUALLY, et al. Defendant(s).
TO: UNKNOWN BENEFICIARIES OF THE CORAL S. AXEL REVOCABLE 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 being 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, RECORDED IN PLAT BOOK 100, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are

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

FIRST INSERTION

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 WALTER E. BEAN, III
1904 E POWHATAN AVENUE
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 SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED NI PLAT BOOK 32 ON PAGE 16 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 this action, on Greenspoon Marder, LLP, Default De-

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 System.
WITNESS MY HAND AND SEAL OF SAID COURT on this 24TH day of JULY.
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
(21844.0335)
August 1, 8, 2025 25-02273H

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
25-277922
August 1, 8, 2025 25-02293H

SAVE TIME



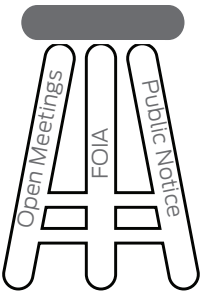
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1V20906_V19

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free













Newspapers remain the primary vehicle for public notice in





all 50 states

Types Of Public Notices






Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

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

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, Eflia 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

--- 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.: 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 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

25-02150H

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 OF NW 1/4 THN N TO S BDY 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

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 SUBDIVISION PHASE ONE LOT 1 BLOCK 4
PLAT BK / PG: 58 / 25
SEC - 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 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

25-02156H

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 / 2697
Year 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 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

25-02153H

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option
OR E-MAIL:
legal@businessobserverfl.com



How much do legal notices cost?

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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

SALES / ESTATE / TAX DEEDS ---

SECOND INSERTION	SECOND INSERTION
<p>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. I BELFAIR PARK PROPERTY OWNERS ASSOCIATION, INC. Plaintiff, vs. 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:</p> <p>Lot 6, BELFAIR PARK TOWNHOMES, according to the map or plat thereof, as recorded in Plat Book 112, Page 173-177, in-</p>	<p>clusive of Public Records of Hillsborough County, Florida. TOGETHER WITH a portion of 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 feet along the Southerly lot line of said Lot 6 to the Point of Beginning.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order</p>

NOTICE OF RESCHEDULED SALE 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

Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, 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 SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME PEACE MOBILE HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B.
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: (813) 272-5508.

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

SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 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, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 18, 2025 in Civil Case No. 22-CA-006127, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough Coun-</p>	<p>ty, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and 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, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 8, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>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 RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer

10/24/21

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THIRD INSERTION	THIRD INSERTION
<p>Public Notice Effective August 11, 2025, Aparajita Mishra, MD, will no longer be providing care at WellMed.</p> <p>Patients of Dr. Mishra may continue care at WellMed at Plant City</p> <p>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</p> <p>Jul. 18, 25; Aug. 1, 8, 2025 25-02115H</p>	<p>Public Notice Effective Aug 8, 2025 Loida Roldan, MD., will no longer be providing care at Optum.</p> <p>Patients of Dr. Roldan may continue care at Optum – Sun City</p> <p>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</p> <p>Jul. 18, 25; Aug. 1, 8, 2025 25-02116H</p>

SECOND INSERTION	SECOND INSERTION
<p>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 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,</p>	<p>Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p>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 E-Mail: pleadings@wollinka.com Secondary E-Mail: jamie@wollinka.com Jul. 25; Aug. 1, 2025 25-02190H</p>

SECOND INSERTION	SECOND INSERTION
<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL</p>	<p>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.</p> <p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 clerk.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p>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: probateservice@shuffieldlowman.com Jul. 25; Aug. 1, 2025 25-02159H</p>

SECOND INSERTION	SECOND INSERTION
<p>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.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The Personal 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.</p> <p>All other creditors of the Decedent</p>	<p>and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p>Personal Representatives: DocuSigned by: Marcia Phillips 7DSA59B00BA8452... 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</p>

SECOND INSERTION
<p>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:</p> <p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.</p> <p>Dated 7/14/2025</p> <p>Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabrielle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025 25-02152H</p>
SECOND INSERTION
<p>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.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other persons of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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.</p> <p>The date of first publication of this notice is July 25, 2025.</p> <p>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@FTECounsel.com For Service of Documents only: Service@FTECounsel.com Jul. 25; Aug. 1, 2025 25-02169H</p>

ESTATE

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 25-CP-001779</div><div>Division: A</div><div>IN RE: ESTATE OF PHYLLIS ANN SALEMI, Deceased.</div></div></div><div><div>The administration of the estate of Phyllis Ann Salemi, deceased, whose date of death was February 23, 2025, is</div><div>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.</div><div>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</div></div></div></div><div><div><div><div><div>Shelley Spencer</div><div>314 East Adalee Street</div><div>Tampa, Florida 33603</div></div><div>Attorney for Personal Representative: Elaine N. McGinnis</div><div>Florida Bar Number: 725250</div><div>324 N. Dale Mabry Highway, Suite 100</div><div>Tampa, FL 33609</div><div>Telephone: (813) 851-3380</div><div>E-Mail: elaine@estatelawtampa.com</div><div>Jul. 25; Aug. 1, 202525-02217H</div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</div><div>PROBATE DIVISION</div><div>FILE NO.: 2025-CP-002455</div><div>IN RE: ALBERT GEORGE HARTINGER III</div><div>Deceased.</div></div></div><div><div>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.</div><div>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent</div></div></div></div><div><div><div><div><div>Petitioner</div><div>CHERYL HARTINGER MURRAY</div><div>Attorneys for Personal Representative</div><div>D. Michael Lins, Esquire</div><div>Florida Bar No. 435899</div><div>J. Michael Lins, Esquire</div><div>Florida Bar No.: 1011033</div><div>LINS LAW GROUP, P.A.</div><div>14497 N. Dale Mabry Hwy., Suite 160-N</div><div>Tampa, FL 33618</div><div>Ph. (813) 386-5768</div><div>Primary E-mail: mike@linslawgroup.com</div><div>Secondary E-Mail: kris@linslawgroup.com</div><div>Jul. 25; Aug. 1, 202525-02221H</div></div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-2245</div><div>Division PROBATE</div><div>IN RE: ESTATE OF SHAWN S. HALFON</div><div>Deceased.</div></div></div><div><div>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 Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>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.</div><div>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,</div></div></div></div><div><div><div><div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is July 25, 2025.</div><div><div><div>Personal Representative:</div><div>WILLIAM N. HALFON</div><div>4012 W. Land Avenue</div><div>Tampa, Florida 33616</div><div>Attorney for Personal Representative: SAMANTHA SHEALY RAUBA, ESQ.</div><div>Florida Bar Number: 59503</div><div>McGraw Rauba & Mutarelli PA</div><div>P.O. Box 4440</div><div>Ocala, FL 34478</div><div>Telephone: (352) 789-6520</div><div>Fax: (352) 789-6570</div><div>E-Mail: Samantha@LawMRM.com</div><div>Secondary E-Mail: Kathy@LawMRM.com</div><div>Jul. 25; Aug. 1, 202525-02198H</div></div></div></div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>GENERAL JURISDICTION</div><div>DIVISION</div><div>CASE NO. 25-CA-005618</div><div>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS 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,</div><div>Plaintiff, vs.</div><div>JOSEPH A. CROSS AND PATRICIA PALMUCCI A/K/A PATRICIA ANNE CROSS A/K/A PATRICIA A. CROSS, et. al.</div><div>Defendant(s),</div><div>TO: JOSEPH A. CROSS,</div><div>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 fore-closed herein.</div><div>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</div></div></div><div><div>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, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWESTERLY 2 FEET OF LOT 18 BEING ALL THAT PART OF LOT 18 LYING NORTHWESTERLY OF A LINE DRAWN 2 FEET SOUTHEASTERLY OF AND PARALLEL TO THE DIVIDING LINE BETWEEN SAID LOTS 17 AND 18,</div><div>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.</div><div>If you are a person with a disability who needs an accommodation in order to access court facilities or participate</div></div></div></div><div><div><div><div><div>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.</div><div>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</div><div>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 18th day of July, 2025.</div><div>VICTOR D. CRIST</div><div>CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan</div><div>DEPUTY CLERK</div><div>Robertson, Anschutz, Schneid, Crane & Partners, PLLC</div><div>6409 Congress Ave., Suite 100</div><div>Boca Raton, FL 33487</div><div>PRIMARY EMAIL: flmail@raslg.com</div><div>24-265020</div><div>Jul. 25; Aug. 1, 202525-02168H</div></div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-002156</div><div>IN RE: ESTATE OF JAMES ALBERT ADAMS, Deceased.</div></div></div><div><div>The administration of the estate of James Albert Adams, deceased, whose date of death was 11/21/2024, is pending 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.</div><div>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.</div><div>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</div></div></div></div><div><div><div><div><div>TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS July 25, 2025.</div><div><div><div>Personal Representative</div><div>Lee Adair Adams</div><div>5515 Southampton Drive</div><div>Springfield, VA 22151</div><div>Attorney for Personal Representative</div><div>Kathlyn M. White (FBN: 13763)</div><div>Attorney for Personal Representative</div><div>Coastal Probate Trust & Elder Law</div><div>905 E. Hatton St., Ste. B</div><div>Pensacola, FL 32503</div><div>(850) 202-8535</div><div>kmwhite@cptelegal.com</div><div>knbarry@cptelegal.com</div><div>Jul. 25; Aug. 1, 202525-02218H</div></div></div></div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</div><div>PROBATE DIVISION</div><div>FILE NO.: 2025-CP-002389</div><div>DIVISION: A</div><div>IN RE: MARION DUANE PURCIFULL</div><div>Deceased.</div></div></div><div><div>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, Probate Division; File No. 25-CP-002389; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.</div><div>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div></div></div></div><div><div><div><div><div>Petitioner</div><div>TERRI L. OAKLEY</div><div>Attorneys for Personal Representative</div><div>D. Michael Lins, Esquire</div><div>Florida Bar No. 435899</div><div>J. Michael Lins, Esquire</div><div>Florida Bar No.: 1011033</div><div>LINS LAW GROUP, P.A.</div><div>14497 N. Dale Mabry Hwy., Suite 160-N</div><div>Tampa, FL 33618</div><div>Ph. (813) 386-5768</div><div>Primary E-mail: mike@linslawgroup.com</div><div>Secondary E-Mail: kris@linslawgroup.com</div><div>Jul. 25; Aug. 1, 202525-02222H</div></div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-002445</div><div>Division Probate</div><div>IN RE: ESTATE OF YVE ZIDOR, Deceased.</div></div></div><div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate 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.</div><div>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.</div><div>The personal representative has no</div></div></div></div><div><div><div><div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is July 25, 2025.</div><div><div><div>Personal Representative:</div><div></div><div></div></div></div></div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</div><div>PROBATE DIVISION</div><div>FILE NO.: 2025-CP-002359</div><div>DIVISION: A</div><div>IN RE: ESTATE OF RYAN NILE ZAYICEK</div><div>Deceased.</div></div></div><div><div>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 103, Tampa, Florida 33602.</div><div>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or</div></div></div></div><div><div><div><div><div>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is July 25, 2025.</div><div><div><div>Personal Representative:</div><div>/s/ Mona Zidor</div><div>Mona Zidor</div><div>1035 Seminole Sky Drive</div><div>Ruskin, FL 33570</div><div>Attorney for Personal Representative: /s/ James K. Purdy</div><div>James K. Purdy</div><div>E-Mail Addresses: jim@thepurdyfirm.com</div><div>Jessica@thepurdyfirm.com</div><div>Florida Bar No. 143510</div><div>The Purdy Firm PLLC</div><div>P.O. Box 87</div><div>Seffner, FL 33583</div><div>Telephone: 813-934-2270</div><div>Jul. 25; Aug. 1, 202525-02199H</div></div></div></div></div></div></div></div>			

SECOND INSERTION			
<div><div><div><div><div><div>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>GENERAL JURISDICTION</div><div>DIVISION</div><div>CASE NO. 25-CA-005674</div><div>LAKEVIEW LOAN SERVICING, LLC,</div><div>Plaintiff, vs.</div><div>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE NIEVES ROSARIO, DECEASED, et. al.</div><div>Defendant(s),</div><div>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE NIEVES ROSARIO, DECEASED,</div><div>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</div></div></div><div><div>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.</div><div>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</div><div>LOT 49, OF 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</div><div>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 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.</div><div>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,</div></div></div></div><div><div><div><div><div>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.</div><div>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</div><div>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 18th day of July, 2025.</div><div>VICTOR D. CRIST</div><div>CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan</div><div>DEPUTY CLERK</div><div>ROBERTSON, ANSCHUTZ, AND SCHNEID, PL</div><div>ATTORNEY FOR PLAINTIFF</div><div>6409 Congress Ave., Suite 100</div><div>Boca Raton, FL 33487</div><div>PRIMARY EMAIL: flmail@raslg.com</div><div>25-300125</div><div>Jul. 25; Aug. 1, 202525-02167H</div></div></div></div></div></div>			

-- ACTIONS / SALES --	
SECOND INSERTION	
<p>AMENDED NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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:</p> <p>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.</p> <p>at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on</p>	
SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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, Deceased</p> <p>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:</p> <p>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, Hillsborough County, Florida.</p> <p>Parcel Identification Number: U-25-28-22-ZZZ-000004-78780.0 Property Address: 414 S. Wiggins Road, Plant City, Florida 33566</p> <p>This action was instituted in the Circuit Court of the Thirteenth Judicial Circuit</p>	
SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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, Defendant(s). 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, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ARETHA JONES-HICKS AKA ARETHA JONES, DECEASED Last Known Address: Unknown Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>LOT 19, BLOCK 6, BROADMOOR PARK REVISED PLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THAT PART THEREOF CONDEMNED FOR OUT-</p>	
<p>August 8, 2025.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this 16th day of July, 2025.</p> <p>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 Jul. 25; Aug. 1, 2025 25-02147H</p>	
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<p>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.</p> <p>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 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.</p> <p>This notice shall be published once a week for four consecutive weeks in The Business Observer.</p> <p>DATED on 7/15/2025</p> <p>VICTOR D. CRIST Clerk of the Circuit Court Clerk of Court address is 800 E Twiggs St., Room 101 Tampa, FL 33602</p> <p>(SEAL) By: JENNIFER TAYLOR As Deputy Clerk</p> <p>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</p>	
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<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 25-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</p>	
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<p>County, Florida:</p> <p>LOT 3, BLOCK 32, PANTHER TRACE PHACE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Street Address: 11806 Harpswell Drive, Riverview, Florida 33579</p> <p>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</p>	
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<p>S. Dale Mabry Highway, Unit 1210, Tampa, FL. 33611 ("Property").</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA 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 Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.</p> <p>Dated Friday, July 11, 2025</p> <p>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: dcorbin1@gmail.com Attorney for Plaintiff Jul. 25; Aug. 1, 2025 25-02148H</p>	
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<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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 DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 3139 WEST VARN AVENUE TAMPA, FL 33611</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 20, PENINSULA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>A/K/A: 3139 WEST VARN AVENUE, TAMPA, FL 33611.</p> <p>has been filed against you and you are required to serve a copy of your written</p>	
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<p>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.</p> <p>If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.</p> <p>Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.</p> <p>WITNESS my hand and the seal of this Court this 18 day of July, 2025.</p> <p>VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature JENNIFER TAYLOR Print Name if Deputy Clerk</p> <p>Brian L. Rosaler, Esquire, POPKIN & 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</p>	