

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF BOARD MEETING
BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on August 20, 2025, at 10:00 AM 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 belmontcdd.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 jgreenwood@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.

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
August 8, 2025 25-02306H

FIRST INSERTION
NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF
THE LAKE ST. CHARLES COMMUNITY DVELOPEMENT DISTRICT

The Board of Supervisors of the Lake St. Charles Community Development District will hold a special meeting on September 3rd, 2025, at 2:00 p.m. at the Lake St. Charles Club House located at 6801 Colonial Lake Dt, Riverview, FL 33578. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, 3434 Colwell Avenue Suite 200, Tampa, Florida 33614. 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) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 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.

Ruben Durand, District Manager
August 8, 2025 25-02308H

FIRST INSERTION
NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1052 - Ortiz, Yesenia; 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1108 - Paulino, Rafael; 1131 - Raaheim, Felix; 2028 - Jackson, Victoria; 2051 - LePierville, JFouchard; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2124 - RANDALL, JEFFERY; 2151 - Clanton, Randolph; 3072 - Guiste, Nardine; 3187 - Palatsoukas, Leslie; 3196 - Cruzado, John; 4030 - Our Family House LLC Power, Michael
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
1003 - bing, Nikiya; 1044 - McFadden, Beverly; 2018 - OConner, Donald; 2032 - McQuay, Marla; 3037 - Aponte, Christian C; A079 - Monroe, Kenya; A105 - Trent, Justin David; B203 - Olivares, Andrea; B204 - Matera, Carolyn; B207 - Thomas, Elyse; C328 - Williams, Waveney; C337 - Black, Pierre; C349 - Lopez, Ernesto; C357 - clifton, Herman; D405 - Sirmans, Parris; D410 - Twons, Rickayla; D434 - Thompson, Courtney; E526 - urine, Pedro; F618 - daniels, Leroy; H804 - sforza, michael; H813 - Weber, Paul
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.
0112 - Yaddof, Corey; 1127 - Ponzillo, Stephen; 1356 - Chadwick, Cynthia; 257 - Edwards, Jenneh; 343 - Gibson marine group llc gibson, william; 704 - Figueroa, Crystalina; 739 - Dobbins-Agosto, Elizabeth; 746 - Samuel, Deja; 812 - Garcia, Veronika; 832 - Andrews, Mark; 893 - Harris, Gwendolyn; 912 - Rodriguez, Roxanna

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
August 8, 15, 2025 25-02316H

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 agriculture activities on 683.82 acres known as Lone Valley.

The project is located in Hillsborough, Manatee County, Section(s) 5,6, Township 33 South, Range 19 East. The petitioner is Lennar Homes, LLC whose address is 4309 W Boy Scout Blvd, Ste. 600 Tampa, FL 33607. The Petition No. is 897981/42048654.000.

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 8, 2025 25-02320H

FIRST INSERTION
VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT

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

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

DATE: August 27, 2025
TIME: 11:30 a.m.
LOCATION: D.R. Horton Tampa North Division Office
3501 Riga Blvd., Suite 100
Tampa, Florida 33619

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://varreanorthcdd.net.

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

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

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

District Manager
August 8, 15, 2025 25-02342H

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:
a 1965 Mobile Home, VIN 06151321 and the contents therein, if any, abandoned by previous resident, Laurie Leigh Depew
On August 21, 2025 at 9:10am at Floral Village Mobile Home Park, 26 C. Street, Plant City, Florida 33563.
THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard, Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Floral Village
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
August 8, 15, 2025 25-02335H

FIRST INSERTION
NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 08/30/25 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.
NAME: HERNANDEZ AUTO BODY SHOP LLC 2022 MAZD JM3KFBBMXN0539128 13057.42/ 2024 HOND 2HGFE2F52RH536341 12652.24 TEL:813-697-1791
MV#:MV107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614/ NAME: VISBAL BODY SHOP INC 2023 CHEV 3GNAXHEG6PL132530 10003.70/ 2020 HYUN 5NPEH4J20LH017801 8141.59 TEL:813-697-1791 MV#:MV104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/ NAME: TAMPA TRUCK PROS LLC 2020 TOYT 5YFEPRAE4LP039054 11996.07 TEL:813-697-1791 MV#:MV113977 LOCATION: 6901 E BROADWAY AVE, TAMPA, FL 33619/
August 8, 2025 25-02319H

FIRST INSERTION
NOTICE OF RULEMAKING REGARDING THE
AMENITY POLICIES AND RATES OF THE
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amenity Policies and Rates (the "Proposed Rule"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Business Observer on August 1st , 2025.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the Waterset South Community Development District (the "District") on September 11, 2025, at 9:00 a.m. at the offices of Rizzetta & Company, Inc., located at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 120.54, 120.69, 120.81, 190.035 and 190.041, Florida Statutes. The proposed rates include:

TYPE	RATE
Non-Resident User	\$4,500
Facility Access Card Replacement	\$10.00
Facility Access Card for Guardians & Renters	\$10.00
Child Identification Card	\$5.00
Room Rental (12:00 P.M. to 5:00 P.M.)	\$150.00
Room Rental (6:00 P.M. to 11:00 P.M.)	\$200.00

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. 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 Rule, 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, Phone (813) 933-5571, rdurand@rizzetta.com (the "District Manager's Office").

This 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 the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing 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. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Ruben Durand, District Manager
Waterset South Community Development District
August 8, 2025 25-02307H

FIRST INSERTION
NOTICE OF SPECIAL MEETING AND ATTORNEY-CLIENT SESSION
HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Notice of a Special Meeting and Attorney-Client Executive Session is hereby given following a request from legal counsel for the Highlands Community Development District ("District"). A Special Meeting and Attorney-Client Session of the District is hereby scheduled to commence at 5:00 PM on August 20, 2025 at the District's Clubhouse located at 11102 Ayersworth Glen Boulevard, Wimauma, Florida 33598 for the purposes of hearing the District's Legal Councils' request for Board of Supervisors' advice relating to settlement negotiations and strategy sessions associated with litigation currently pending in Florida's 13th Judicial Circuit in the following matter: Highlands Community Development District v. Sharper Image Pools, LLC, Case No. 24-CA-009454.

Pursuant to Section 286.011(8), Florida Statutes, the Attorney-Client Session will convene immediately following the opening of the Special Meeting in the District's Clubhouse. The subject of the Attorney-Client Session meeting shall be confined to the topics allowed by Section 286.011(8), Florida Statutes. It is anticipated that the Attorney-Client Session will last approximately 1 hour but may end earlier than expected or may extend longer. Those individuals who will attend the Attorney-Client Session will be announced at the beginning of the public meeting and include: the District's Board of Supervisors Kangelia Baxter, Mark Bouthot, Trang Chu, and Orlando Echevarria; the District's legal counsel Daniel P. Lewis and R. Marshall Rainey; the District Manager Kristee Cole; and the Court Reporter. One or more Board members may participate by teleconference or videoconference.

A certified court reporter will be in attendance and will record the entire closed session. A transcript shall be made part of the public record upon conclusion of the pending litigation. At the conclusion of the Attorney-Client Session, the Special Meeting will be reopened to the public, the Attorney-Client Session's termination shall be announced, and the District may consider any business of the District.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the special meeting is asked to advise the District at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 382-7355. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District's offices.

Kangelia Baxter, Chair
Highlands Community Development District
August 8, 2025 25-02368H

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

PUBLIC SALES

FIRST INSERTION	
<div>NOTICE OF PUBLIC SALE</div> <p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p>PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM Sale to be held at www.storage treasures.com. 0087 - Rivera, Leonardo; 0119 - Wilson, Deborah; 0206 - Baker, Antonio; 0211 - Underwood, Ashley; 0242 - Jefferson, Karysma; 0267 - Jr, Benjamin Swaby; 0309 - Larsh, Dustin; 0310 - Edwards, Deborah; 0331 - Acevedo, Mark; 1004 - Joshi, Ami; 1027 - Gordon, Rashard; 1061 - Wooten, Jeff; 2008 - Williams, Darous Rashad; 2040 - mays, Denesha; 3032 - Brown, Kelvin; 3060 - Jenkins, Herbert; 3063 - Giacinto, Joana; 3081 - Mcclendon, Derrick; 4017 - bishop, ryan; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 10:00 AM Sale to be held at www.storage treasures.com. 0236 - Beckmeyer, Kelly; 0265 - Bermudez, Marisol; 0411 - Evans, Darren; 0537 - Smiley, Jerome; 0630 - Clark, Delaney; 1054 - Gardalen, John PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867 Time: 10:15 AM Sale to be held at www.storage treasures.com. 01019 - Rivera, Dulce M; 01025 - carnegie, Reginald; 01040 - morse's landscaping llc Morse, Jessica; 01082 - Thompson, Tonyata; 01083 - Ramos, Eldon; 01106 - Demeneghi, Juan; 01135 - konan, Botiwa; 01165 - Dell, Patricia; 02019 - Daye, Natae; 02076 - Jones, Ariel; 02077 - Pitts, Zelda; 02093 - Jones, Schininee; 02118 - Thompson, Tonyata; 02128 - Thompson, Tonyata; 02161 - ruiz, Henry; 02226 - Dell, Patricia; 02235 - Purpura, Karina; 03049 - James, Tiffany; 03106 - Dell, Patricia; 03108 - Dulin, Damien; 03147 - Warren, Donald; 03148 - Rohrer, Amber; 03188 - Soto, Caitlyn; 03194 - Bailey, Dejaniqua; 05013 - Rodgers, Tynsha; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 09016 - Johnson, Ralston; 13044 - konan, Botiwa PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 10:30 AM Sale to be held at www.storage treasures.com. 0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0216 - James, Rashawd; 0219 - POWELL, WILLIAM; 0222 - III, Lucius Gibson; 0238 - Abraham, Jorge; 0308 - McClain, Chatea; 0336 - kinsey, Emily; 0434 - AIC STRATEGIES Rao, Adarien; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimaris Rivera; 3056 - Burrows, Alicia; 3076 - Ravnell, Keshia; 3143 - Bacon, Essence; 3169 - III, Lucius Gibson; 3172 - Get A Grip Moving Perry, Ernest; 3214 - King, Rick A; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 11:15 AM Sale to be held at www.storage treasures.com. 1037 - Anderson, Delvon; 1091 - Singletary, Marteasha; 1130 - Funk, Bryan; 1131 - Nolton, Topaz; 1137 - Roulhac, Claudia; 1186 - Gafney, Elton; 1187 - Dupree, Mackenzie; 2007 - Woodard, Maya; 2008 - Axon, Sharhonda; 2068 - Ravnell, Keshia; 2083 - Green, Angela; 2118 - Hall, Tina; 2125 - Dupree, Mackenzie; 2142 - Henry, Stacey; 2144 - Hefflin, Naquieriah; 2171 - Allen, Trina; 3018 - Cook, Jason; 3020 - Homer, Sonja; 3022 - washington, LaQuinda; 3086 - Rivers, Donovan; 3141 - Simpson, Kaceilea; 3156 - Warren, Clarence; 3200 - Grey, Vicktoria PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storage treasures.com. 1114 - prince, carenthia; 2345 - Power, Krystle; 2526 - martinez, Wuanda; 3003 - Rey, Francisco; 3029 - Sherrod, Kyle; 3164 - McGee Jr., Roland; 3201 - Butler, Kaeleigh; 3307 - Freddes, Julee; 3341 - Hall, Reginald; 3359 - Ford, John; 3507 - hallett, Tammy PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:45 AM Sale to be held at www.storage treasures.com. A038 - Russ, Brandon; A039 - Dubose, Brandon; B006 - Oglesby, Shelly; B050</p>	
FIRST INSERTION	
<p>- Boone, Yvonne; C012 - Myrick, Marshavia; C018 - BARBER-BRAY, YOLANDA L; C028 - Fedrick, Eugenia; C044 - Velazquez, Joshua; C047 - Gonzalez - Yague, Milagros; C049 - Rodgers, Nicholas; C076 - Rivera, Jose; C104 - Denmark, Sue; C112 - James, Sylvester; C130 - fevrier, Jefte; D043 - Pate, Nitisha T; D046 - Fedrick, Loranzo; D082 - Lebron, Olivia; D101 - Anderson, Rashad; D123 - Sr, Roderick Mack; I014 - Spence, Latreece; I066 - Malpass, Deana Ann; I082 - Oden, Keyanna; J013 - Reese, Willette; J054 - winston, Zoetavia; J077 - Taylor, Jamal; J100 - Saunders, Shakina; J117 - Lima, Adrian; J177 - Myrick, Marshavia; K009 - Ayeshe, Ibtisam; K020 - Villanueva, Carlos; K040 - Camargo, Leonado; K097 - Allison, Jasmine; L007 - Campbell, Lashell; L016 - Munyan, Benton; L019 - Rolfte, Marquis; L051 - Cannon, Brittany; L200 - altidor, Cecilia PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM Sale to be held at www.storage treasures.com. 0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0060 - Brown, Shanea; 0135 - Jones, Layla; 0158 - MBM Global Media Network Bennett, Ralph; 0214 - Grimes, India; 0225 - Hukle, Brandie; 0235 - The Creative Cohort Singleton, Jay; 0349 - Oliva, Jose; 0386 - Martinez, Marilyn; 0429 - Dennison, Jacob; 0445 - Murphy, Carlous; 0448 - Andrews, Shaniya; 0462 - Matias, Priscila; 0507 - Lowe, Tamara; 0524 - Cerf, Christopher; 0542 - Warren, Ian; 0619 - Cruey, Joshua; 0635 - Franklin, Cheryl; 0636 - Koon, Sherrie; 0673 - bozeman, Jerry; 0704 - Robb, Teanna; 0715 - Rivas, Jolita; 0750 - Charles, Rodnel; 0786 - Ellis, Crystall; 0835 - Lewis, Cynthia; 0856B - Reese, James; 0856C - Esquivel, Casey; 0857D - Ajoku, Tamara; 0857F - Kelly, Dominic; 0857H - Lowman, Willie; 0861B - Thomas, Stanton Dante; 0861D - Sookoo, Jamie; 0862E - Griffin, Shoshanna; 0863M - Follin, Devon; 0875 - Bailey, Tiffany; 0885 - Cargile, Jeffery PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 12:15 PM Sale to be held at www.storage treasures.com. 1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1086 - Burton, Britanie; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scott0, John; 1127 - Babcock, James; 1142 - Bedward, Kimanie; 1175 - Huffman, Jonathan; 1191 - Michael, Tina; 1196 - Powell, Christopher Dupree; 1206 - Lagrandeur, Jennifer; 1232 - Mann, Victoria; 1279 - Poindexter, James; 1335 - Miller, Cheryl; 1340 - Moore, Zyia; 1382 - Salado, Branum; 1387 - Maldonado, Edgar; 1425 - Carattini, Lynette; 1470 - Miranda, Asia; 159 - Nelson, Lubernia; 227 - hopkin, Dontae; 235 - Jones, Bettyann; 266 - Jimenez, Luis; 274 - Rodriguez, Francisco M; 414 - Strassburg, Seth; 417 - Kinney, Steven; 424 - Sforza, Jacob; 429 - Small, Micheala; 430 - Williams, Alexandria; 447 - Timofieiev, Maksym; 459 - Johnson, Kanika; 514 - Wilkerson, Timothy; 539 - Johnson, Imani; 542 - edmonds, Ntaaquayaa; 544 - Lund, Polly; 565 - Check, Daniel; 571 - Tarik, Mohamed; 625 - mulkey, Breonna; 688 - Sherman, Kyle; 712 - Clements, Joshua; 843 - lovet, shamiya davis; 846 - bedward, Danille; 911 - Sullivan, Monique; 959 - Bursey, Kimberly; 960 - Jayme, Christine; 977 - Woods, Jasmine PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 12:45 PM Sale to be held at www.storage treasures.com. A026 - Ambrose, Zuri; B001 - Aime, Stephanie Bien; B028 - Abbott, Ian ; B038 - rogers, Terry; B056 - williams, Jack; B058 - menelas, Mackenzie; C008 - nathan, harold; C015 - sanchez, Aleah; C024 - hunter, Willie; C027 - Gomez, Edward; C029 - Overstre, Chambray; C031 - Williams, Jayna; C046 - Holmes, Kimberly; C051 - Jackson, Cheyrron; D001 - coffin, raven; D012 - Dawson, Nina; E029 - Ametov, Biana; E050 - Johnson, demetrius; E063 - Rhoades, Ericka; E066 - Larry, Dominique; E130 - Woodard, Ila; E141 - rivera, Anastaisa; E158 - Napper, Katiaya Valinda; E162 - Smith , Nicole; E168 - Davis, Sheila; E178 - bythewood, Shatavia; E189 - wilson, Kendrick; E195 - jackson, Donte; E199 - Roseboro, Shaniyah; E206 - mungin, Paul; F015 - Collins, John; F022 - troupe, james; F030 - Bissainthe, Renan; F034 - Rosario, Ruben; F054 - slaughter, jerman; F057 - brown, Destiny; G008 - adisme, Nadia; G018 - Harris, Venetha; G054 - Louis, Arnold; G059 - Kelly, James key; H006 - kelly, Jasmine; H009 - Middleton, Darise; H013 - Murphy, Karla; H014 - JONES, ANQUENETTE; H044 - Pease, Darien; H046 - Muller, Jourdan; H051 - Mills, Charles; H057 - hughes, Devanna; H067 - Smith, Kasanthian; J032 - Roberson, JaBari; J034 - Monlin, Alexis; J037 - Tejada, Lloisa; J059 - gunn, Devon; J061 - Thomas, Laquanza; J065 - Jr, Clarence Thomas; J066 - Evans, Antinette</p>	
<p>Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. August 8, 15, 202525-02317H</p>	

FIRST INSERTION									
<div>VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT</div> <div>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</div> <p>The Board of Supervisors (“Board”) of the Varrea South Community Development District (“District”) will hold a public hearing and regular meeting as follows:</p> <table><tr><td>DATE:</td><td>August 27, 2025</td></tr><tr><td>TIME:</td><td>11:30 a.m.</td></tr><tr><td>LOCATION:</td><td>D.R. Horton Tampa North Division Office 3501 Riga Blvd., Suite 100 Tampa, Florida 33619</td></tr></table> <p>The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at https://varreasouthccd.net.</p> <p>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.</p> <p>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.</p> <p>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.</p> <table><tr><td>District Manager August 8, 15, 2025</td><td>25-02343H</td></tr></table>		DATE:	August 27, 2025	TIME:	11:30 a.m.	LOCATION:	D.R. Horton Tampa North Division Office 3501 Riga Blvd., Suite 100 Tampa, Florida 33619	District Manager August 8, 15, 2025	25-02343H
DATE:	August 27, 2025								
TIME:	11:30 a.m.								
LOCATION:	D.R. Horton Tampa North Division Office 3501 Riga Blvd., Suite 100 Tampa, Florida 33619								
District Manager August 8, 15, 2025	25-02343H								
FIRST INSERTION									
<div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Venturly Law located at 615 Channelside Drive, Suite 207 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 6th day of August, 2025.</p> <p>The Law Office of Gregory Michael Karch, PLLC Gregory Michael Karch, Esq. August 8, 202525-02374H</p>									
FIRST INSERTION									
<div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FIRESIDE RV RENTAL - RIVERVIEW FLORIDA located at 12607 LONGCREST DR in the City of RIVERVIEW, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 30th day of July, 2025.</p> <p>ELI HERNANDEZ August 8, 202525-02304H</p>									
FIRST INSERTION									
<div>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</div> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Harbourside Care located at 1156 Shipwatch Circle, Tampa, FL 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated at Hillsborough County Florida, this 6th day of August 2025</p> <p>Harbourside Health, LLC August 8, 202525-02361H</p>									
FIRST INSERTION									
<div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Jenna's Mobile Massage located at 1340 Brahma Dr in the City of Valrico, Hillsborough County, FL 33594 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 31st day of July, 2025.</p> <p>Jennifer Davies August 8, 202525-02305H</p>									
FIRST INSERTION									
<div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of TA Cortes Consulting located at 18004 Pine Hammock Blvd in the City of Lutz, Hillsborough County, FL 33548 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 5th day of August, 2025.</p> <p>Tammy Cortes August 8, 202525-02358H</p>									

LV20906_V11

SAVE TIME

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

PUBLIC SALES

FIRST INSERTION

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

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.
1049 - Moronta, Jackie; 1059 - Hart, Tammy; 1077 - James, Tasheika; 6041 - Palmer, Daniel; 7076 - Mason, Tkera; 8113 - Quansah, Audrey; 8116 - Sullivan, Paul
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0511 - Hernandez, Evelio; 0515 - Grullon, Alberth; 0719 - Aviles, Lisandro; 0821 - Pereira, Karoline Correa; 0836 - Allen, Joshua; 1105 - Arroyo, Hector; 1132 - Storm Gridiron LLC McClendom, Joe; 1143 - Jimoh, Roselin; 1262 - Lewis, Emily; 1282 - Maxey, Zachary; 1446 - Kerr, Allison; 1629 - Anderson-Dell, Tonja; 1701 - Kraft, Kimberly

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-824
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
B001 - Glenn, Catisha; B074 - Langston, Shakera; B100 - Valavender, Kaitlin; C003 - Ramos, Andres; E008 - Uribe, Robert; E074 - Vazquez, Luis; F093 - Clark, Taneshia; F113 - Spicer, Lissette; G008 - McCrae, Brian; G045 - Diaz, Gabriela; G069 - Roach, Eboni; G084 - Tirado, Richard; G089 - McCrae, Brian; G093 - McCrae, Brian; G100 - Aviles, Bluette; G102 - Ayesh, Ibtisam; H057 - Lewis, Jay; H064 - Jimenez, Melissa; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.

1021 - Zhang, Lei; 1073 - Green, Tawana Boone; 1094 - Love, MDaezha; 1209 - Xiong, Du; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1233 - Vega, Jerry; 1247 - Paulino, Rafael; 1330 - Judson, vinnetta; 2001 - Valentin, Juan; 2015 - Xiong, Du; 2044 - Paulino, Rafael; 2065 - Pitchford, Ashley; 2081 - Mccullough, Selena; 2160 - Thompson, Telisha; 2204 - Haner, Nathan; 2209 - Norman, Stephanie; 2253 - DE ARMOND, KATHERINE; 2268 - White, Omar; 2285 - Zapata, Yeny; 2286 - Gonzalez, Joseph; 2289 - Williams, Lamont; 2302 - Forte, Amy; 2325 - DE ARMOND, KATHERINE; 2348 - Gunning, Tiffany; 2431 - SWYGERT, MARK; 2437 - Frost, Raven; 3001 - Perez, William; 3076 - Mclin, Hannah; 3087 - Wilks, Kenneth; 3092 - Johnson, Sayonni; 3093 - GOODSON, VICTORIA; 3148 - Fox, Justina; 3163 - Davis, De Azia; 3243 - Seegobin, Paris; 3276 - Knowlton, Norrie; 3305 - DE ARMOND, KATHERINE; 3322 - Quirk, Suzanne; 3327 - DE ARMOND, KATHERINE; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3405 - Ruiz, Dianelys; B151 - Johnson, Ray; C061 - Stroll, Casey; D103 - Felder, Ishakia; D104 - Rodriguez, Angel M; D118 - Fernandez, Khaleb; E022 - Jackson, Sandra; E079 - Cano, Priscilla; F103 - Melendez pizarro, Jose; F106 - Merinoconte, Pedro; F114 - Smith, Natalie; F120 - Walker Jr, Willie; F125 - Diaz, Victoria; F131 - Abreu, Juanita; F133 - medina, Luisanna
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.

A008 - Ashley, Rudontae; A045 - Williams, Gary; A051 - Martinez, Ashley; B014 - Thilking, John; B018 - freeman, lekecia; B023 - Jackson, Tarshell; B029 - Goldsmith, Annie; B031 - Williams, Ladarius; B053 - Kelly, Mary; B062 - Anderson, Tamika; B076 - Carson, Darnisha; C018 - Bender, Brittany; C019 - Savanella, Shanna; C028 - Cantt, Dana; C070 - Castillo, Orlando; C089 - White, Justin; C126 - Lewis Loves Landscaping LLC Lewis, Anthony; C131 - Woods, Bobby; D004 - Smith, Chisa; D005 - mccullough, Jessica; D018 - Bonilla, Jazmin; D025 - Hicks, Frederick; D063B - jeske, Cassidy; D065B - Young, Iyanna; D071 - Sacks, Pauline; D093 - Mitchell White, Dawn Rochelle; D125 - Grim, Matthew; D129 - Lee, Tjiaih; D130 - garcia, steven; D132 - Thilking, John; E083 - Timmons, Robert
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.

1077 - williams, Keandre; 1141 - Torres, Gisela; A014 - Boyle, Shery A; C016 - Reyes, Maria Luisa; D010 - Haddock, Erica; D028 - Squire, Anthony; D071 - Saffell, Todd; F005 - Isla, Maria
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
B004 - Shear, Julia; B048 - Sanders, John; B053 - Billups, Lamar; D027 - Murillo, Mariana; D059 - Olmo, Anthony; E051 - Santiago, Isiah; E101 - Austin, Randall; E134 - Oneal, Karen; F008 - Davis, John; G002 - Grant, Donte; G004 - melghem, mike; G060 - Rodriguez, Pedro; G064 - Isom, Danita; G067 - BROXTON, HERMAN
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 11:15 AM
Sale to be held at www.storagetreasures.com.

A019 - Chestaro, Ingrid; A025 - Bishop, Steve; A038 - Francis, Javid; A052 - king, Devontae; A057 - Nadeem, Sayyed; B005 - Gomez Gomez, Feliciano; B038 - Jones,

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 LEISURE POOLS SARA-SOTA located at 6657 US HWY 301 S in the City of RIVERVIEW, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of August, 2025. K. DYMOND POOL & SPA, INC August 8, 202525-02350H

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 Seek Ye First Mobile Detailing located at 1429 Blossom Bayou Cir. in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of July, 2025. Erwin Joseph August 8, 202525-02330H

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of CORINNE RENEE BRITTON will, on August 20, 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: 2002 MITS 4DOOR VEHICLE, VIN: JA3AJ2632U032337, TITLE NO.: UNKNOWN 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) August 8, 15, 202525-02333H

Howard; B069 - Coolidge, Vanessa; B074 - Wadlington, Eric; B083 - Holland, Aaron; C011 - Gaye, Malamine; C012 - velazquez, Alicia; D006 - Smith, Derek; E001 - wilson, Domon; E008 - Campos, Jesenia; F027 - Williams, Charles; G011 - Mitchell, Morgan; G018 - Hudson, Zikiria; G048 - Gonzalez, Adlinelena Martinez; H005 - tucker, ivan; H020 - Mcfadden, Ronnie; H043 - Robinson, Linda; H062 - Fennie, James; H064 - Powell, James; H072 - Campbell, Harold; I021 - Bradley, Tonisha; I024 - Gilmore, Stacy; I037 - pagan, lyann; J064 - Keaton, Kenya; J083 - Montina, Catherina; P036 - tacoway Avila, Gabriela
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
0130 - Spodar, Derek; 0205 - Archie, Katrice; 0217 - Gufford, Tabatha; 0246 - Escoriza, George; 0251 - Martinez, Anibal; 0261 - Johansson, Gail; 0267 - Jordan, Tatyana; 0302 - adisme, Nadia; 0330 - Mayo, Irene; 0331 - carter, Corey; 0333 - Hartley, Nick; 0340 - Norton, Andy; 0354 - Prince, James; 0366 - Purnell, Jasmine; 0402 - Jones, Ricky; 0426 - Fullwood, Timothy; 0440 - Abidan Natanee Land Trust Edwards, Dominic; 1025 - Burney, Amanda; 1028 - Pinkney, Sonya; 1029 - Meyer, Clifton; 1034 - Bishop, Rynise; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1102 - Burks, Walthesha; 1111 - Dukes, Phyllis; 1114 - Singleton, Coriana; 1116 - McKeever, Harold; 1121 - Hollis, Robert; 1149 - darling, Melissa estrada; 1155 - Coneway, Jessica; 1159 - Marlin, Ryan Thomas; 1178 - Rivera, Charlene; 1228 - Washington, Roslyn; 1255 - Smith, Phonecia; 1261 - Smith, Nola; 1294 - Warren, Donovyn; 1314 - Bailey, Valencia L; 1381 - Mathis, Shawn; 1382 - Irvin, Stephen; 1417 - Davis, Deandre; 1420 - Bryer, Katrina; 1424 - Cobb, Shamika; 1448 - Herron, Wyshuna; 1471 - Allen, Tomarcus; 1477 - norton, tumeika; 1488 - Beasley, Shanteria; 1494 - Comer, Jessica; 1500 - Kegger, Cheryl; 1511 - Lanyon, Sarah K; 1535 - Clemmons, Bernard; 1538 - Foster, Eltyneshia; 1542 - Johnson, Shameka; 1543 - Morales, Carlos

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.
0149 - Carr, Mark; 0159 - boissalier, Ines; 0176 - Hopton, Dimetrius; 0209 - Ferguson, Justin; 0210 - Smith, Natalie; 0245 - Moskos, Nick; 0332 - Walkowski, Nichole; 0405 - johnson, sonja; 0418 - Pfenning, Azrael; 0427 - Jackson, Kee; 0429 - Spurlock, Josh; 0559 - Francia, Diana; 0608 - Guzman, Yanet; 0626 - Rodriguez, Alejandro; 0648 - Hernandez, Kathia; 0649 - Francia, andrea; 0661 - Mora Martinez, Nataly; 0665 - Vazquez, Harold; 0711 - Moskos, Nick; 0908 - humbarger, Jeffrey; 1015 - Mitchell, Wanisha; 1024 - Peral, Rose Del; 1026 - miguel, Padron; 1030 - Edwards, Nigel; 1063 - The Goodie Bar LLC Sevilla, April; 1109 - JSM Contracting LLC Moore, John

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
A0114 - wiggins, Jazmine; A0213 - Harvey, George; A0217 - Hayes, Cynthia; A0243 - Clark, Robert; A0251 - Daniels, Shandrieka; A0253 - Clark, Ashley; A0289 - cotera, Alyssa; A0357 - Rayford, Ronda; A0456 - Lelii, Dante; A0477 - Mcduffy, Shylayah; A0531 - Hawkins, Rebecca; A0553 - Rodriguez, Robert; C0623 - Ramirez, Ashley; C0644 - Egan, Adisyn; C0672 - ruiz, Maria; C0706 - Myles, Jateajha; C0758 - Conover, William
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.

1118 - McCord, Katriena; 1144 - Davis, Samantha; 1258 - Silver, Thomas; 1410 - Smith, Bree; 1518 - Carlos, Torres Cruz; 1529 - crum, A S; 1565 - Runarsdottir, Gudrum; 1568 - Petit, Alberto; 2011 - Dalton, Scottie; 2016 - R, Yisley Leon; 2056 - Carter, Jennifer; 2057 - Gamarra, Marcelo; 2079 - Ziedenweber, Sara; 2103 - European Beauty Academy Nogaibayeva, Diana; 2121 - Conway, Claire; 2136 - Stevenson, Samuel; 2140 - Artiles, Gloria; 2229 - Navarro Pupo, Yuneisis; 4301 - Castellano, Yinelá; 4311 - Burkart, Stephanie; 5011 - Gonzalez, Fernando; 5110 - Pedrosa, Lasandra; 5114 - Miranda, Nelson; 5307 - Americas Elite Painting Corp Figueroa, Isaiaa
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
2005 - Slocomb, Kelly; 2073 - Sage, Samantha; 2124 - Adams, Daryl; 3009 - Crawford, Lawanta Y; 4006 - McGahan, Ann; 4011 - Hernandez, Michelle; 4013 - Crisa, Ivan; 4015 - Ksalifa, Mohammed; 4016 - Pickford, Christina; 4021 - Culbert, Ryan; 4039 - Horton, Felicia; 5016 - Smith, Jamieka; 5032 - Gentleman, Jonathan; 5049 - Eason, Dominique; 5136 - Mercurio, Justin; 5157 - williams, Keandre; 5185 - Polo, Nicholas; 5206 - Carrier, William; 5212 - Agudelo, Erna; 5218 - Richards, Alex
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.

1011 - Hammonds, Tamesha; 1072 - HANNAH, JOVAN; 1114 - Figueroa, Diana; 1141 - VARGAS, MELANIA; 1150 - Weaver, Roger; 1204 - Britton, Allen; 1211 - Kuhl, Heather; 1212 - cabrera, Vanessa; 1235 - Grajales, Geraldo; 2241 - jackson, ya'kereaa; B013 - Matera, Carolyn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
August 8, 15, 202525-02318H

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 Just Med Spa Marketing located at 7616 w courtney campbell causeway in the City of tampa, Hillsborough County, FL 33607 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 5th day of August, 2025. Ghita eI. MOUTAOUKIL August 8, 202525-023356H

FIRST INSERTION
NOTICE OF PUBLIC SALE
U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com , to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged. U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday August 20, 2025 @ 10:00 AM. E-7 Iris Hunter E-24 Iris Hunter H-22 Goldie Stanback H-23 Goldie Stanback M-9 Shanon Peek M-14 Brittany Wheeler N-11 Courtni Lark August 8, 15, 202525-02349H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that Riprock Holding, LLC, desiring to engage in business under the fictitious name of Porch Warranty located at 411 First Avenue South, Suite 501 Seattle, WA 98104 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 8, 202525-02310H

FIRST INSERTION
NOTICE OF PUBLIC SALE
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: 1981 Mobile Home, VIN T2399544A/T2399544B and the contents therein, if any, abandoned by previous residents, Daisy Lee Hurt and Leon Cobb. On August 21, 2025 at 9:00am at Floral Village Mobile Home Park, 30 A. Street, Plant City, Florida 33563. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Floral Village By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com August 8, 15, 202525-02334H

FIRST INSERTION
INVITATION TO BID
The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Electrical Installation of Main Concourse HVLS Fans at Raymond James Stadium. BID #24-23 Electrical Installation of Main Concourse HVLS Fans, Raymond James Stadium

MANDATORY PRE-BID CONFERENCE
Tuesday, August 19, 2025 at 10am (Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Tuesday, August 26, 2025 not later than 10am

Bid packages will be available for distribution on Wednesday, August 6, 2025. Documents are also available for download on our website <https://www.tampasportsauthority.com/procurement-services>, <https://www.myvendorklink.com> and via DemandStar <https://www.demandstar.com>. Further details can be obtained by calling (813) 350-6511.

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

Dated at Tampa, Florida this 4th Day of August 2025.	/s/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY August 8, 202525-02348H
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FIRST INSERTION
Notice of Public Sale
Notice is hereby given that on September 5th,2025 at 10:00 AM the following vehicle may be sold at public sale for cash for the amount owed on each vehicle to satisfy the lien for repairs, services, storage charges, and any administrative fees allowed pursuant to Florida Statute 713.585. As is. Where is. Title is not guaranteed. CASE: 43859 2019 HOND VIN: 2HGFC2F66KH541143 Lienor information & Sale Location: SANTANA'S TIRES 2.0 LLC. MV114194 .8212 Sheldon Rd. Tampa, FL 33615 Ph:813-331-7763 Total Lien \$ 16,700.00 The customer/owner or any other person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer/owner or any other person claiming an interest, or a lien has a right to file for a hearing prior to the date of sale with the clerk of the courts in the Hillsborough County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale Owner/Lienholder may recover the vehicle without instituting judicial proceedings by posting a bond as per 559.917 F.S. Net proceeds in excess of lien amount will be deposited with the clerk of courts pursuant to 713.585 FS August 8, 202525-02360H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that DAVID ABELLA & SONS HOME IMPROVEMENT, INC, located at 1010 N Knight St, Plant City, FL 33563, intends to register the fictitious name "Abella & Sons Roofing" under which it will engage in business in Hillsborough County, Florida. This notice is being filed in accordance with Florida Statutes Section 865.09. For business inquiries related to this filing, contact: sales@abellabuilt.com or (813) 763-7671. August 8, 202525-02329H

FIRST INSERTION
Fictitious Name Notice
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name Gran Legado Cigars, with a principal place of business located at 4522 W Village Dr, Unit #1128, Tampa, FL 33624, in Hillsborough County, Florida, intends to register the said name with the Florida Department of State, Division of Corporations, pursuant to Section 865.09, Florida Statutes. Owner: Yandy Arribabalaga Pinto August 8, 202525-02309H

FIRST INSERTION
Fictitious Name Notice
Notice is hereby given that SEWER STUDS LLC, OWNER, desiring to engage in business under the fictitious name of SEWER STUDS located at 7610 INDUSTRIAL LN STE 7G, TAMPA, FLORIDA 33637 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 8, 202525-02344H

--- ESTATE ---
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002246 Division PROBATE IN RE: ESTATE OF PRISCILLA LORCH Deceased.

The administration of the estate of PRISCILLA LORCH, deceased, whose date of death was September 15, 2024; File Number 25-CP-002246, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg's 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.

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 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 8, 2025.

KATHY LOZANO a/k/a KATHY LOZANO CLARK Personal Representative 1016 W. Adalee Street Tampa, FL 33603	
WILLIAM K. LOVELACE Attorney for Personal Representative Email: fordlove@tampabay.rr.com Florida Bar No. 0016578 SPN# 01823633 Wilson, Ford & Lovelace, P.A. 401 South Lincoln Ave. Clearwater, Florida 33756 Telephone: 727-446-1036 August 8, 15, 202525-02312H	

FIRST INSERTION
NOTICE TO CREDITORS IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-002470 IN RE: ESTATE OF ORA LEVINS, Deceased.

The administration of the estate of Ora Levins, deceased, File Number 25-CP-002470, is pending in the Circuit Court for Hillsborough, County, Florida, Probate Division, the address of which is 800 E Twigg's St, Tampa, FL 33602. The name and addresses of the petitioner and the petitioner'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 this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO 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 8, 2025.

Petitioner: Lee Levins 2127 Roosevelt Street Wimauna, FL 33598	
Attorney for Petitioner: David F. Hines, Esq. Florida Bar No: 1038894 The Hines Law Firm 745 W. Lumsden Rd. Brandon, FL 33511 Telephone: (813) 738-8650 Email: dhines@tampa-litigation.com August 8, 15, 202525-02313H	

--- ESTATE ---

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, STATE
OF FLORIDA PROBATE,
GUARDIANSHIP, MENTAL
HEALTH AND TRUST DIVISION
FILE NO: 24-CP-002517
DIV: O
IN RE: ESTATE OF
LINDA KAY BAREFOOT,
Deceased.

The administration of the Estate of LINDA KAY BAREFOOT, deceased, whose date of death was January 8, 2024, File Number 292024CP002517, 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.

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

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

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

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

The date of first publication of this notice is the 8 day of August, 2025.

SUSAN WHITNEY
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) 352-2708
gerald@hemness.com
August 8, 15, 202525-02321H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-000381
DIVISION: B
IN RE: ESTATE OF
MARY GRITZALIS
Deceased,

The administration of the estate of Mary Gritzalis, deceased, whose date of death was December 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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.

Mario Gritzalis
12846 Bergstrom Bay Drive,
Riverview, Florida 33579
Attorney for Personal Representative
Sean White, Esq.
Florida Bar No. 1044113
Panther Law, P.A.
4624 Gall Blvd. Ste 10
Brandon, Florida 33542
Telephone: (813) 425-4373
Fax: (813) 425-4373
E-Mail: seanw@pantherlawfl.com
Secondary E-Mail:
pleadings@pantherlawfl.com
August 8, 15, 202525-02324H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-002408
Division: B
IN RE: ESTATE OF
JOHN W. RICE,
Deceased.

The administration of the Estate of John W. Rice, deceased, whose date of death was July 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand 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 8, 2025.

Personal Representative:
Theresa Rice
15428 Lakeshore Villa Drive,
Lot 120
Tampa, Florida 33613
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway
Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail:
elaine@estatelawtampa.com
August 8, 15, 202525-02340H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE THIRTEENTH JUDICIAL
CIRCUIT OF FLORIDA, IN AND
FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 23-CA-013557A
Division C
RESIDENTIAL FORECLOSURE
Section I
US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
Plaintiff, vs.
NANCY AMADOR A/K/A NANCY
CLARAMUNT AMADOR,
ERNESTO TRUJILLO, UNKNOWN
SPOUSE OF NANCY AMADOR
A/K/A NANCY CLARAMUNT
AMADOR, UNKNOWN SPOUSE
OF ERNESTO TRUJILLO,
NORTHDALE CIVIC
ASSOCIATION, INC., MIDLAND
FUNDING LLC, NIKCLEAN, LLC
D/B/A SERVPRO OF TARPON/
WEST TAMPA, A FLORIDA
LIMITED LIABILITY COMPANY,
STATE OF FLORIDA, DEPART-
MENT OF REVENUE, SHARPER
IMAGE POOLS, LLC, AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to the Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on May 30, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 17, BLOCK 7, OF NORTHDALE GOLF CLUB, SECTION D, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49,

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH
COUNTY, FLORIDA
PROBATE
File No. 24-CP-003206
IN RE: ESTATE OF
BARBARA W. BRADY
Deceased.

The administration of the estate of Barbara W. Brady, deceased, whose date of death was August 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 08/08/2025.

Personal Representative:
Michael C. Brady
4316 W. Granada Street
Tampa, Florida 33629
Attorney for Personal Representative:
Walter B. Shurden, Attorney
Florida Bar Number: 0156360
611 Druid Road East, Suite 712
Clearwater, FL 33756
Telephone: (727) 443-2708
Fax: (727) 255-5004
E-Mail: walt@shurdeo.net
Secondary E-Mail:
jennifer@shurden.net
August 8, 15, 202525-02365H

FIRST INSERTION

PAGE 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4608 APPLE RIDGE LN, TAMPA, FL 33624; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on September 2, 2025 at 10:00 AM.

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

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

Dated: July 31, 2025

By: /s/ Ryan P. Sutton
Ryan P. Sutton
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2322210/wll
August 8, 15, 202525-02331H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 25-CP-002217
IN RE: ESTATE OF
MARIA CORAZON CARTER
Deceased.

The administration of the Estate of MARIA CORAZON CARTER, deceased, who died on January 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Honorable Catherine Catlin, 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative
Maria Wimley
8908 Copper Ridge Lane
Tampa, Florida 33647
Attorney for the
Personal Representative
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com
August 8, 15, 202525-02370H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA IN AND FOR
HILLSBOROUGH COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 17-CA-006782
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
MARK BORNIK, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 10, 2024 in Civil Case No. 17-CA-006782 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Mark Bornik, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of August, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 3 BLOCK 93, MIRABAY PARCEL 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 121, PAGES 125-132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 5226 ADMIRAL

POINTE DRIVE, APOLLO

BEACH, FL 33572-3429

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
21-04733FL
August 8, 15, 202525-02301H

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-000963
FINANCE OF AMERICA REVERSE
LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEWISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
CARL M. DECICCO A/K/A CARL
DECICCO, DECEASED, et. al.
Defendant(s),
TO: ANNA-MARIA DECICCO,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 9, PEMBERTON PLACE
SUBDIVISION, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 77, PAGE(S) 4, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before September

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO. 22-CA-005608
AMERIHOME MORTGAGE
COMPANY, LLC;
Plaintiff, vs.
CONRAD C. SCOTT A/K/A
CONRAD SCOTT, CATHY L.
SCOTT A/K/A CATHY SCOTT,
ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated May 29, 2025 entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com , on August 25, 2025, the following described property:

Lot 6 in Block "D", DEL WEBB'S SUN CITY UNIT NO 1, according to the map or plat thereof as the same is recorded in Plat Book 37, Page 89, of the Public Records of Hillsborough County, Florida

Property Address: 711 INDIAN WELLS AVE, SUN CITY CENTER, FL 33573

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002194
IN RE: ESTATE OF
RATEEP MOSRIE
Deceased.

The administration of the estate of RATEEP MOSRIE, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is HILLSBOROUGH. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

DAN S. MOSRIE
Personal Representative
1200 Floral Springs Blvd., #26201
Port Orange, FL 32129

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,

8, 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 1st day of August, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-268875
August 8, 15, 202525-02303H

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-03540
August 8, 15, 202525-02332H

ACTIONS / SALES

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 24-CA-002418 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JOANN K. WILSON AKA JOANN KAY WILSON AKA JOANN WILSON DECEASED, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 26, 2025, and entered in Case No. 24-CA-002418 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, through, under, or against JoAnn K. Wilson aka JoAnn Kay Wilson aka JoAnn Wilson, deceased, Denise Dobbs, George Ralph Dobbs, Eva Corp, 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 Fore-	closure: LOT 6, BLOCK 37, MAP OF THE SUBDIVISION AT SULPHUR SPRINGS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 111, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 8503 N TALIAFERRO 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. 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. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com IN/24-004374 August 8, 15, 2025	25-02369H

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.:24-CC-031858 HAWKS POINT HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. MINDI SANBORN, Defendant. 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 99, of HAWKS POINT-PHASE 1A-1, as per the plat thereof, as recorded in Plat Book 115, Pages 172-179, 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 4th day of August 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 8, 15, 2025	25-02336H

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 22-CA-007547 Division E RESIDENTIAL FORECLOSURE NAVY FEDERAL CREDIT UNION Plaintiff, vs. CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA , RETREAT AT CARROLLWOOD ASSOCIATION, INC.; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; AMERICAN EXPRESS NATIONAL BANK; CAN CAPITAL ASSET SERVICES, INC.; IERNIA HEATING & COOLING, INC.; UNKNOWN SPOUSE OF CHRISTOPHER S. MAIDA A/K/A CHRISTOPHE MAIDA A/K/A CHRISTOPHER MAIDA A/K/A CHRISTOPHER SHIRAH MAIDA A/K/A CHRIS MAIDA; UNKNOWN SPOUSE OF AMANDA MAIDA A/K/A AMANDA P. MAIDA A/K/A AMANDA LEE MAIDA A/K/A AMANDA LEE PHILLIPS A/K/A AMANDA PHILLIPS MAIDA, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2023, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 37, RETREAT AT CARROLLWOOD, ACCORDING TO THE PLAT RECORDED IN	PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 14320 AVON FARMS DRIVE, TAMPA, FL 33618; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on September 3, 2025 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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 August 5, 2025 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/2219648/CMF August 8, 15, 2025	25-02337H

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 24-CA-009766 Division: K TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. EDWARD A. SMITH; UNKNOWN SPOUSE OF EDWARD A. SMITH; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 07/17/2025, entered in Case No. 24-CA-009766 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC., is the Plaintiff, and EDWARD A. SMITH., et al., are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on October 17th, 2025 the following described property as set forth in said Final Judgment: Lot 13, Block 10, Tanglewood Preserve, according to the map or plat thereof, as recorded in Plat Book 107, Page 254 through 262, inclusive of the Public Re-	cords of Hillsborough County, Florida. PIN: U-35-30-19-89Z-000010-00013.0 a/k/a 11531 TANGLE CREEK BLVD Folio: 051358-2368 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs 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. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com August 8, 15, 2025	25-02353H

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-002649 DIV: C LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. REGIS MCINTYRE, et al., Defendants. NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on September 16, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 5, Block 11, AVELAR CREEK NORTH, according to the map or plat thereof, as recorded in Plat Book 111, Page(s) 233 through 249, inclusive, of the Public Records of Hillsborough County, Florida. Property Address: 10413 Red Carpet Court, Riverview, FL 33578 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date	of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 4th day of August, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 8, 15, 2025	25-02346H

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-007909 LLACG COMMUNITY INVESTMENT FUND, Plaintiff, v. UNKNOWN SPOUSE, BENEFICIARY AND HEIRS OF ESTATE OF ISABEL BORGES ARCIA A/K/A ISABEL ARCIA, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated July 29, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-007909, wherein LLACG COMMUNITY INVESTMENT FUND is the Plaintiff, and UNKNOWN SPOUSE, BENEFICIARY AND HEIRS OF ESTATE OF ISABEL BORGES ARCIA A/K/A ISABEL ARCIA, MARTHA HERNANDEZ MOREJON, YULIZA HERNANDEZ, YESENIA ALVAREZ, INTERNAL REVENUE SERVICE and HILLSBOROUGH COUNTY, FLORIDA 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 September 02, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit: LOT 29, BLOCK 1, EDGE-WATER VILLAGE, UNIT 1,	ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE(S) 65, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 148 Look-out Dr., Apollo Beach, FL 33572 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 30th 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 8, 15, 2025	25-02302H

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23-CA-011603 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JAMES T WORTHEY A/K/A JAMES WORTHEY, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 03, 2025 in Civil Case No. 23-CA-011603 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and James T Worthey a/k/a James Worthey, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Unit 312 of ARLINGTON PARK, a Condominium according to the Declaration of Condominium	thereof, recorded in Official Records Book 14544, Page(s) 100, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSERVICE@mccalla.com Fla. Bar No.: 146803 23-07406FL August 8, 15, 2025	25-02359H

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-CA-005935 DIVISION: J HANCOCK WHITNEY BANK, a Mississippi chartered bank, Plaintiff, vs. HERNAN MEZA RODRIGUEZ II; JENNIFER SANTOS; ALEKSEI KABARUKHIN; VALHALLA OF BRANDON POINTE HOMEOWNERS' ASSOCIATION INC.; STATE OF FLORIDA; UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 1, and UNKNOWN TENANT, LESSEE OR CONTRACTOR IN POSSESSION NO. 2 Defendants. TO: JENNIFER SANTOS (last known address of JENNIFER SANTOS: 4909 Barnstead Dr., Riverview FL 33578) YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Seminole County, Florida: Lot 3, Block 43, VALHALLA PHASE 1 - 2, according to the map or plat thereof, as recorded in Plat Book 100, Page(s) 282 through 300, inclusive, of the Public Records of Hillsborough County, Florida. has been filed against you in the Circuit Court of the 13th Judicial Circuit, in and for Hillsborough County, Florida (HANCOCK WHITNEY BANK v. HERNAN MEZA RODRIGUEZ II et al.; Case No. 25-CA-005935). You are required to serve a copy of your written defenses, if any, to the action on the	plaintiff's attorney, whose name and address is: Christopher M. Hamilton, Esq., MESTDAGH WALL & HAMILTON, PA, 280 W. Canton Ave., Ste. 110, Winter Park, Florida 32789, on or before the day that is 30 days after the first appearance of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED on AUGUST 5, 2025. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Christopher M. Hamilton, Esq., MESTDAGH WALL & HAMILTON, PA, 280 W. Canton Ave., Ste. 110, Winter Park, Florida 32789 August 8, 15, 2025	25-02366H

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-004705 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1, Plaintiff, vs. JOSEPH GRIMALDI AND ANN E. GRIMALDI, et al. Defendant(s). TO: JOSEPH GRIMALDI, UNKNOWN SPOUSE OF JOSEPH GRIMALDI, Whose Residence Is: 18512 SUNWARD LAKE PL, LUTZ, FL 33549, and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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 16, SUNSET MANOR, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 19 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,	Florida 33487 on or before September 10, 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 5th day of August, 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 AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-301048 August 8, 15, 2025	25-02367H

ACTIONS / SALES

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION: CASE NO.: 24-CA-001658 SECTION # RF</p> <p>EVERBANK, N.A., Plaintiff, vs. PAUL FENNELL; GOODLEAP, LLC; MIRABAY HOMEOWNERS ASSOCIATION, INC.; CHRISTINE FENNELL; UNKNOWN SPOUSE OF DAVID L. PARRY; 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</p>	<p>best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 26 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 8, BLOCK 27, OF MIRABAY PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 5617 SEAGRASS PL, APOLLO BEACH, FL 33572</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</p>
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO.: 25-CA-003677 DIVISION: D</p> <p>BLUE RIDGE EQUITIES, INC., Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOLORES RUSSO, DECEASED; NICKY BERARDO if living, and if deceased, THE UNKNOWN HEIRS, DEVISEES, GRANTEES,</p>	<p>ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF NICKY BERARDO, DECEASED; JOSEPH INDIERO; MICHAEL S. MAGLIO; MICHELLE INDIERO A/K/A MICHELLE SHANNON; ANGELA INDIERO A/K/A ANGELA WESTFALL; KRISTY INDIERO A/K/A KRISTY WILLIAMS; DEAN BERARDO; VICTOR INDIERO; JAMES INDIERO; LAZARO ORTEGA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS 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; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession, Defendants.</p> <p>To: JAMES INDIERO Last Known Address: 80 Blossom Drive, Martinsburg, WV 25405 Current Address: Unknown</p> <p>To: Nicky Berardo if living, and if deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Nicky Berardo, Deceased. Last Known Address: 349 7th Street, Jersey City, NJ 07302 Current Address: Unknown</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO.: 25-CA-006333 DIVISION: A</p> <p>FBC MORTGAGE, LLC, Plaintiff, vs. TOMI JOE MIZE A/K/A TOMI MIZE, et al., Defendant.</p> <p>To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST TAMIKO MIZE A/K/A TAMIKO H. MCCOOL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS</p> <p>ADDRESS: UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 107, SOUTH HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 8/25/2025 or 30 days from the first publication,</p>	<p>the Complaint or petition.</p> <p>**See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>THESE ARE NOT COURT INFORMATION NUMBERS</p> <p>This notice shall be published once a week for four consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and the seal of this court on this 30 day of JULY, 2025.</p> <p>VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602</p> <p>Quinn Legal, P.A. 19321 U.S. Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: 727-474-9603 eservice@quinnlegal.com kmiller@quinnlegal.com August 8, 15, 22, 29, 2025</p> <p>25-02327H</p>

FIRST INSERTION	
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION CASE NO.: 22-CA-002691</p> <p>CITIMORTGAGE, INC. Plaintiff(s), vs. DONNELL SMITH; THE UNKNOWN SPOUSE OF DONNELL SMITH; HILLSBOROUGH COUNTY, FLORIDA, CLERK OF COURT; TRANSWORLD SYSTEMS, INC., D/B/A CREDIT MANAGEMENT SERVICES, AS ASSIGNEE OF IVAN ACKERMAN, M.D., P.A.; THE UNKNOWN TENANT IN POSSESSION Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 31, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of September, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>THE NORTH 1/2 OF THE EAST 132 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 15 FEET AND LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY.</p> <p>Property address: 5103 Joe King Road, Plant City, FL 33567</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>Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates</p>	<p>attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.</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 A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.</p> <p>Respectfully submitted, /s/ Betsy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-001978-1 August 8, 15, 2025</p> <p>25-02355H</p>
FIRST INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION CASE NO: 25-CA-004820 Division: E</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST I, Plaintiff, vs. JUAN CARLOS ORGES A/K/A JUAN C. ORGES; ANELI DE LA CARIDAD-GONZALES A/K/A ANELI DE LA CARIDAD GONZALES A/K/A ANELI GONZALES; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF JUAN CARLOS ORGES A/K/A JUAN C. ORGES; UNKNOWN SPOUSE OF ANELI DE LA CARIDAD-GONZALES A/K/A ANELI DE LA CARIDAD GONZALES A/K/A ANELI GONZALES; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).</p> <p>TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 LAST KNOWN ADDRESS: 8336 JACKSON SPRINGS RD., TAMPA, FL 33615</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 23 OF THIRD ADDITION TO PLOUFF SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 36 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 8336 Jackson Springs Rd, Tampa, FL 33615</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address</p>	<p>is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before September 4, 2025, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.</p> <p>If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 30 day of July, 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Isha Tirado-Baker DEPUTY CLERK Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602</p> <p>FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@fljlaw.com 04-101336-F01 August 8, 15, 2025</p> <p>25-02352H</p>

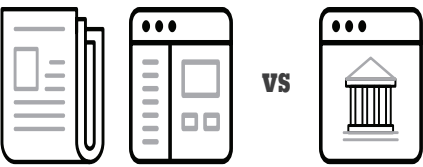
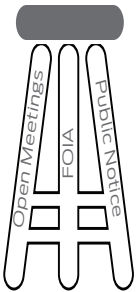
FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004408</p> <p>FIFTH THIRD BANK, N.A., Plaintiff, vs. TAMAS WILLIAMS, et al., Defendant.</p> <p>To: TAMAS WILLIAMS, 3135 MARINE GRASS DRIVE, WIMAUMA, FL 33598 UNKNOWN SPOUSE OF TAMAS WILLIAMS, 3135 MARINE GRASS DRIVE, WIMAUMA, FL 33598 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 134 OF BERRY BAY SUBDIVISION VILLAGE M, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE(S) 135 THROUGH 141, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 8/25/2025 or 30 days from the first publication,</p>	<p>otherwise a Judgment may be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twigg's St., Room 101, Tampa, FL 33602.</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. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and seal of said Court on the 18 day of July, 2025.</p> <p>VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 25-11564FL August 8, 15, 2025</p> <p>25-02326H</p>

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-006333 DIVISION: A</p> <p>FBC MORTGAGE, LLC, Plaintiff, vs. TOMI JOE MIZE A/K/A TOMI MIZE, et al., Defendant.</p> <p>To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST TAMIKO MIZE A/K/A TAMIKO H. MCCOOL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS</p> <p>ADDRESS: UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 107, SOUTH HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty</p>	<p>(30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</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. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and seal of this Court this 5 day of AUGUST, 2025.</p> <p>VICTOR D. CRIST CLERK OF COURT (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 25-11995FL August 8, 15, 2025</p> <p>25-02351H</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. 23-CA-013750</p> <p>MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. GLORIA ARROYO ROSADO AKA GLORIA ARROYO, et. al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23-CA-013750 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, and, GLORIA ARROYO ROSADO AKA GLORIA ARROYO, et. al., are Defendants, Clerk of Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 24th day of September, 2025, the following described property:</p> <p>LOT 2, BLOCK 4, GANDY MANOR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.</p> <p>IMPORTANT</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. Twigg's Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's 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 this 6th day of August, 2025.</p> <p>GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0384 / JSchwartz August 8, 15, 2025</p> <p>25-02372H</p>

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

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

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

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 23-CA-016153
DIVISION: I
RF -Section II
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
STEVEN TYRONE CUMMINGS;
SHAMEKA JOAN CRAWFORD;
CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.;
AQUA FINANCE, INC.;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 12, 2025 and an Order Resetting Sale dated August 05, 2025 and entered in Case No. 23-CA-016153 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realforeclose.com>, 10:00 a.m., on September 11, 2025 , the following described property as set forth in said Order or Final Judgment,

to-wit:

LOT 104, OF CREEK PRESERVE PHASES 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED August 5, 2025.

By: [/s/ Gregg R. Dreilinger](#)
Gregg R. Dreilinger
Florida Bar No.: 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-195390 / TM1
August 8, 15, 2025 25-02362H

FIRST INSERTION

SECOND AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001011
DIVISION: O
BRENDA ADKINS-JONES,
Plaintiff, v.
JOHNNY L. ADKINS, JR.,
Defendant.
TO: JOHNNY L. ADKINS, JR.
611-613 Calhoun Avenue
Seffner, Florida 33584
YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff’s attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before September 9, 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 8/1/2025

VICTOR D. CRIST
Clerk of the Court
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
August 8, 15, 22, 29, 2025 25-02341H

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-548
IN RE:
R.L.,
A Minor Child.
TO: Luis Enrique Lopez Garcia
Unknown
YOU ARE NOTIFIED that a Petition to Approve Settlement has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner’s attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 09/01, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 25 day of JULY, 2025.
As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

First Publication on: August 8, 2025.
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B,
Tampa, FL 33612
August 8, 15, 22, 29, 2025 25-02371H



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

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

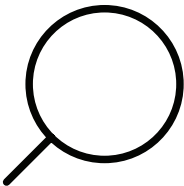


Citizens continue to learn about vital civic matters from newspaper notices.

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

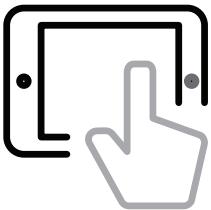
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

--- ACTIONS / SALES ---

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-004783 DIV E LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. CURT A. HILL, et al., Defendants.</p> <p>TO: Unknown Party in Possession 1 11850 Whisper Creek Drive Riverview FL 33569</p> <p>Unknown Party in Possession 2 11850 Whisper Creek Drive Riverview FL 33569</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>Lot 24, Block 6, RIVERCREST PHASE 1A, as per plat thereof, recorded in Plat Book 90, Page 99, of the Public Records of Hillsborough County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before 8/25/25 or 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either be-</p>
<p>fore service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.</p> <p>If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 18 day of July, 2025.</p> <p>Victor Crist As Clerk of the Circuit Court of Hillsborough County, Florida (SEAL) By: Jennifer Taylor DEPUTY CLERK</p> <p>Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 August 1, 8, 2025 25-02259H</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION</p> <p>CASE NO.: 25-CA-003914</p> <p>DIVISION: F</p> <p>TOWD POINT MORTGAGE TRUST 2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, THOMAS ASHLEY, DECEASED, et al, Defendant(s).</p> <p>To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, THOMAS ASHLEY, DECEASED</p> <p>Last Known Address: Unknown</p> <p>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 94, OF MCDAVIDS EAST SEMINOLE SUBDIVISION, REVISED MAP, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>A/K/A 1418 EAST FRIERSON AVENUE TAMPA FL 33603</p> <p>has been filed against you and you are</p>
<p>required to file written defenses by 08/25/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p>**See the Americans with Disabilities Act</p> <p>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.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and the seal of this court on this 18 day of July, 2025.</p> <p>VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Jennifer Taylor Deputy Clerk</p> <p>Clerk of Court address 800 E. Twiggs St., Room 101 Tampa, FL 33602</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 24-005527 August 1, 8, 2025 25-02258H</p>

SECOND 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-004043</p> <p>Fifth Third Bank, National Association Plaintiff, vs. Antoniette Yvonne Moore a/k/a Antoniette Yvonne Moore a/k/a Antoniette Yvonne Moore a/k/a Antoinette Y. Moore; et al Defendants.</p> <p>TO: Antoniette Yvonne Moore a/k/a Antoniette Moore a/k/a Antoniette Yvonne Moore a/k/a Antoinette Y. Moore and Unknown Spouse of Antoniette Yvonne Moore a/k/a Antoniette Moore a/k/a Antoniette Yvonne Moore a/k/a Antoinette Y. Moore</p> <p>Last Known Address: 10146 Tuscan Sun Avenue, Riverview, FL 33578</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>LOT 1, BLOCK 8, VENTANA GROVES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 202 THROUGH 221, INCLUSIVE, OF THE 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919</p>
<p>Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before AUG 18 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</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>DATED on 07/11/2025.</p> <p>Victor D. Crist As Clerk of the Court (SEAL) By Patricia Corbin As Deputy Clerk</p> <p>Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 24-F01925 August 1, 8, 2025 25-02233H</p>

SECOND 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-004872</p> <p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs. PAMELA HARRIS A/K/A PAM S. HARRIS AND MARILYN O'BRIEN, et. al. Defendant(s),</p> <p>TO: PAMELA HARRIS A/K/A PAMELA S. HARRIS A/K/A PAM S. HARRIS, UNKNOWN SPOUSE OF PAMELA HARRIS A/K/A PAMELA S. HARRIS A/K/A PAM S. HARRIS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARILYN O'BRIEN, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 39, BLOCK F, BOYETTE CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 31-1 THROUGH, INCLUSIVE, OF THE PUBLIC RECORDS OF</p>
<p>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 Avenue, Suite 100, Boca Raton, Florida 33487 on or before September 3, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</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, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-292822 August 1, 8, 2025 25-02284H</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 24-CA-002228</p> <p>SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. MILES ROBERT COLE; UNKNOWN SPOUSE OF MILES ROBERT COLE; RIVERBEND WEST COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 21, 2025 entered in Civil Case No. 24-CA-002228 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and MILES ROBERT COLE; UNKNOWN SPOUSE OF MILES ROBERT COLE; RIVERBEND WEST COMMUNITY ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough. realforeclose.com beginning at 10:00 AM on September 22, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 2, BLOCK 2, RIVERBEND WEST PHASE 1, ACCORDING TO THE MAP OR PLAT</p>
<p>THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE(S) 144 THROUGH 151, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 253 Cascade Bend Dr, Ruskin, FL 33570</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: fltrealprop@kelleykronenberg.com /s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 0058606 File No: 02311411-JMV August 1, 8, 2025 25-02279H</p>

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

344	Marie Ferland	Household goods
946	Jaime Arboleda	Household goods

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

August 1, 8, 2025

25-02231H

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE No.: 25-CA-003605</p> <p>DIVISION: H</p> <p>UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES A. WAYCHOFF A/K/A CHARLES ARTHUR WAYCHOFF, DECEASED; LAZARO DIAZ VITON; VILLAS AT ASTON GARDENS NEIGHBORHOOD ASSOCIATION, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.</p> <p>To the following Defendant(s): THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES A. WAYCHOFF A/K/A CHARLES ARTHUR WAYCHOFF, DECEASED</p> <p>12731 Aston Creek Drive Tampa, FL 33626</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 13, ASTON VILLAS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 90,</p>
<p>PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>a/k/a 12731 Aston Creek Drive, Tampa, FL 33626</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before 09/02/2025, a date which is within thirty (30) days after the first publication of this Notice in BUSINESS 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. This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 601 E. Kennedy Blvd., Tampa, FL 33602, Phone No. (813) 272-7040 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).</p> <p>WITNESS my hand and the seal of this Court this 28 day of JULY, 2025.</p> <p>VICTOR D. CRIST As Clerk of the Court (SEAL) By Isha Tirado-Baker As Deputy Clerk</p> <p>Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 August 1, 8, 2025 25-02288H</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>CASE NO.: 25-CA-004772</p> <p>U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUBEN PERRY A/K/A RUBEN D. PERRY, SR. N/K/A RUBEN D. PERRY, SR., et al., Defendants.</p> <p>TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUBEN PERRY A/K/A RUBEN D. PERRY, SR.</p> <p>RUBEN DENARD PERRY, JR. A/K/A RUBEN D. PERRY, JR.</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT BEGIN 386.40 FEET SOUTH AND 25 FEET EAST OF NORTHWEST CORNER OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4, RUN EAST 125 FEET NORTH 100 FEET, EAST 10 FEET SOUTH 150 FEET WEST 135 FEET AND NORTH 50 FEET TO P.O.B., ALL LYING AND BEING IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your writ-</p>
<p>ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before AUGUST 29, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</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>WITNESS my hand and the seal of this Court this 24TH day of JULY, 2025.</p> <p>VICTOR CRIST As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk</p> <p>De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 25-01701 August 1, 8, 2025 25-02248H</p>

TAX DEEDS / ESTATE / ACTIONS ---

THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1619850005 File No.: 2025-597 Certificate No.: 2023 / 14067 Year of Issuance: 2023</p> <p>Description of Property: HAMNER'S W E ALBIMAR LOT 18 BLOCK 2 PLAT BK / PG: 26 / 109 SEC - TWP - RGE: 25 - 28 - 18</p> <p>Name(s) in which assessed: YOEL HERRERA BETANCOURT</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (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 Gabreele Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02155H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1850680000 File No.: 2025-593 Certificate No.: 2023 / 15407 Year of Issuance: 2023</p> <p>Description of Property: WETHERELL'S O D SUBDIVISION S 40 FT OF LOT 4 AND LOT 5 BLOCK 2 PLAT BK / PG: 3 / 28 SEC - TWP - RGE: 23 - 29 - 18</p> <p>Name(s) in which assessed: 321 EDISON LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (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 Gabreele Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02154H</p>
FOURTH INSERTION	FOURTH INSERTION

NOTICE OF ACTION (normal notice by action) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000976 Division A IN RE: ESTATE OF RITA D. BEDARD, aka DORIS RITA OVELETTE Deceased. TO: RENEE GAUDET Address unknown. RHONDA MASTERS Address unknown. ALAN JACKLIN Address unknown. JOEL JACKLIN Address unknown. JON JACKLIN Address unknown. JILL ST. JEAN Address unknown. ROBERT ST. JEAN Address unknown. KEITH ST. JEAN Address unknown. CHRISTINE STROUT Address unknown. ANY KNOWN OR UNKNOWN NATURAL PERSON, AND, WHEN DESCRIBED AS SUCH, THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY KNOWN OR UNKNOWN PERSON WHO IS KNOW TO BE DEAD OR IS NOT KNOWN TO BE EITHER DEAD OR ALIVE. YOU ARE NOTIFIED that a Petition for Establishment and Probate of Lost or Destroyed Will and Appointment of Personal Representative has been filed in this court. You are required to serve a copy of your written defenses, if any,	<p>on petitioner's attorney, whose name and address are: JAMES S. EGGERT, EGGERT FITZPATRICK, 811-B Cypress Village Blvd., Ruskin, FL 33573 on or before September 3, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</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>Signed on this 8 day of JULY, 2025.</p> <p>As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk</p> <p>JAMES S. EGGERT, EGGERT FITZPATRICK, 811-B Cypress Village Blvd., Ruskin, FL 33573 Jul. 18, 25; Aug. 1, 8, 2025</p> <p>25-02091H</p>
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FOURTH INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-CA-001133 LESLIE V. THOMPSON, AS TRUSTEE OF THE LESLIE V. THOMPSON REVOCABLE TRUST UNDER TRUST DATED OCTOBER 19, 1992, Plaintiff, v. MARY JO CASTRO, etc., et al., Defendants. TO: UNKNOWN TRUSTEES OF THE JOHN GRECO REVOCABLE TRUST DATED JUNE 17, 1991, AS AMENDED ON OCTOBER 2, 1998; THE UNKNOWN BENEFICIARIES OF THE JOHN GRECO REVOCABLE TRUST DATED JUNE 17, 1991, AS AMENDED ON OCTOBER 2, 1998; UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST RENA JANET HALL; THE UNKNOWN TRUSTEES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; THE UNKNOWN BENEFICIARIES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; UNKNOWN TRUSTEES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990, AS AMENDED; UNKNOWN BENEFICIARIES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990, AS AMENDED; UNKNOWN BENEFICIARIES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST AS CREATED UNDER THE LAST WILL

AND TESTAMENT OF JOSEPH P. DOMINGUEZ, DATED DECEMBER 30, 1970; UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH P. DOMINGUEZ, JR.; THE UNKNOWN TRUSTEES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST; THE UNKNOWN TRUSTEES OF THE GILMORE ASHLEY DOMINGUEZ TRUST; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, UNDER OR AGAINST JOSEPH DALE HALL; AND THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH DALE HALL; AND THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST RENA JANET HALL; THE UNKNOWN TRUSTEES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; UNKNOWN TRUSTEES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990, AS AMENDED; UNKNOWN BENEFICIARIES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST AS CREATED UNDER THE LAST WILL

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

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

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

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

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No: 25-CA-006421 ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022, Plaintiff, vs. UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF RETA KAYE HUTSON, DECEASED, Defendant, To: Unknown Heirs and Beneficiaries of the Estate of Reta Kaye Hutson, Deceased YOU ARE NOTIFIED that an action to partition real property pursuant to Florida Statute §64 has been filed against you. This action involves real property in Hillsborough County, Florida (the "Property") more particularly described as: The South 95 feet of the North 145 feet of the West 200 feet of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 28 South, Range 22 East, Hillsborough County, Florida. Parcel Identification Number: U-25-28-22-ZZZ-000004-78780.0 Property Address: 414 S. Wiggins Road, Plant City, Florida 33566 This action was instituted in the Circuit Court of the Thirteenth Judicial Circuit
<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 (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</p> <p>25-02173H</p>
FOURTH INSERTION
NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-DR-003693-DIV-C IN RE: THE MARRIAGE OF LOLITA BENITEZ, Petitioner/Wife, and JOSE BENITEZ, Respondent/Husband. TO: JOSE BENITEZ 724 Parsons Pointe Street Seffner, FL 33584 YOU ARE HEREBY NOTIFIED that an action for Dissolution of Marriage has been filed against you. You are required to serve written defenses to Wife's Petition for Dissolution of Marriage to Wife's counsel, K. DEAN KANTARAS, ESQUIRE, BCS, The Law Office of K. Dean Kantaras, P.A., 111 S. Albany Ave, #200, Tampa, FL 33606, attorneys @kantaraslaw.com, julie@kantaraslaw.com. A copy of such written defenses must be served on the aforementioned counsel on or before 8/7/2025, and the original must be filed with the Hillsborough County Clerk of Court at the 800 East Twiggs Tampa, Florida 33602; or PO Box 3450, Tampa, Florida 33601, before service on Wife's counsel or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION. Copies of all court documents in this case, including orders, are available at the Hillsborough County Clerk of Court's office. You may review these documents upon request. You must keep the Hillsborough County Clerk of Court notified of your current address. You may file a Notice of Current Ad-

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

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

Dated: 7/2/2025.

VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk K. DEAN KANTARAS, ESQUIRE, BCS, The Law Office of K. Dean Kantaras, P.A., 111 S. Albany Ave, #200, Tampa, FL 33606, attorneys@kantaraslaw.com, julie@kantaraslaw.com. Jul. 18, 25; Aug. 1, 8, 2025	25-02036H
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AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. WITNESS, my hand and seal of this Court on this 2 day of July, 2025.	VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk The Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602
Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, KHL LAW, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 Jul. 18, 25; Aug. 1, 8, 2025	25-02077H

THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 1731520000 File No.: 2025-588 Certificate No.: 2023 / 14601 Year of Issuance: 2023</p> <p>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</p> <p>Name(s) in which assessed: PRO HOME BUYS LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (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 Gabreele Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02150H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 0636787612 File No.: 2025-600 Certificate No.: 2023 / 6340 Year of Issuance: 2023</p> <p>Description of Property: HICKORY HILL SUBDIVISION PHASE ONE LOT 1 BLOCK 4 PLAT BK / PG: 58 / 25 SEC - TWP - RGE: 35 - 28 - 20</p> <p>Name(s) in which assessed: ERIC LEE SPOONER</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (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 Gabreele Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02156H</p>
THIRD INSERTION	THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 00381300000 File No.: 2025-589 Certificate No.: 2023 / 393 Year of Issuance: 2023</p> <p>Description of Property: TRACT BEG 40 FT E OF SW COR OF NW 1/4 OF NW 1/4 AND RUN N 133.47 FT THN E 300 FT THN S TO A PT 175 FT N OF GARDNER RD THN E 300 FT TO E R/W LINE OF SHELDON RD THN N TO THE POB AND THE S 175 FT OF FOLLOWING DESC TRACT: BEG 40 FT E OF SW COR OF NW 1/4 OF NW 1/4 THN N TO S BDRY 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</p> <p>Name(s) in which assessed: CANTERA PROPERTIES LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (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 Gabreele Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02151H</p>	NOTICE OF APPLICATION FOR TAX DEED <p>The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:</p> <p>Folio No.: 03195300000 File No.: 2025-596 Certificate No.: 2023 / 2697 Year of Issuance: 2023</p> <p>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</p> <p>Name(s) in which assessed: PLUTOS HOLDINGS LLC</p> <p>All of said property being in the County of Hillsborough, State of Florida.</p> <p>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (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 Gabreele Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02153H</p>
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--- PUBLIC SALES ---	FOURTH INSERTION
Public Notice Effective August 11, 2025, Aparajita Mishra, MD, will no longer be providing care at WellMed.	Public Notice Effective Aug 8, 2025 Loida Roldan, MD., will no longer be providing care at Optum.
Patients of Dr. Mishra may continue care at WellMed at Plant City	Patients of Dr. Roldan may continue care at Optum – Sun City
Patients can obtain copies of their medical records at: WellMed at Plant City 507 W Alexander St. Plant City, Florida 33563 Phone: 1-813-754-3504 Fax: 1-813-359-2128	Patients can obtain copies of their medical records at: Optum – Sun City 787 Cortaro Dr. Sun City Center, FL 33573 Phone: 1-813-634-2500 Fax: 1-813-634-3008
Jul. 18, 25; Aug. 1, 8, 2025	Jul. 18, 25; Aug. 1, 8, 2025
25-02115H	25-02116H

SAVE TIME

E-mail your Legal Notice

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Business Observer

202508

--- ESTATE ---

SECOND INSERTION

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

The administration of the estate of SHARON ELAINE HUTH a/k/a SHARON E. HUTH, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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/ GARY D. LAMAR
Gary D. Lamar
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, 2025 25-02249H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002267
Division Probate
IN RE: ESTATE OF ALMA JEAN SARTORI,
Deceased.

The administration of the estate of Alma Jean Sartori, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's 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, 2025 25-02228H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002522
IN RE: ESTATE OF CHARLES DORA SHEETS, aka CHARLES D. SHEETS
Deceased.

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, 2025 25-02261H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001646
IN RE: ESTATE OF WANDA JEAN JOHNSON

The administration of the estate of WANDA JEAN JOHNSON, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth 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, 2025 25-02275H

SECOND INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY, CIVIL DIVISION
CASE NO.: 2025-CA-005335
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
DYLAN MORGENSTERN; et al.,
Defendants.

TO: DYLAN MORGENSTERN; 7816 82ND ST, GLENDALE, NY 11385
UNKNOWN SPOUSE OF DYLAN MORGENSTERN; 7816 82ND ST, GLENDALE, NY 11385
YOU ARE NOTIFIED that an action to foreclose to the following property in Hillsborough County, Florida:

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

Also known as 10814 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, 2025 25-02294H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-002510
DIVISION: B
IN RE: ESTATE OF EMILY GERALDINE ROWELL,
Deceased.

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

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court 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, 2025 25-02262H

SECOND INSERTION

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

The administration of the estate of Theodore R. Wright, deceased, whose date of death was April 8, 2025, is pending 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,

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, 2025 25-02242H

SECOND INSERTION

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

The administration of the estate of 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-

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, 2025 25-02265H

SECOND INSERTION

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

The administration of the estate of Michael Neal, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, 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 y8TvwMcCTFjgHBCf4UC7S6
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, 2025 25-02241H

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>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>Case No.: 25-CP-001148</div> <div>IN RE: ESTATE OF SUNITA KATYAL, Deceased.</div> <div>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.</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 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>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES 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 first publication date of this notice is August 1, 2025.</div> <div><div>Ish K. Katyal</div><div>20656 Longleaf Pine Ave.</div><div>Tampa, FL 33647</div><div>Julan Mustafa</div><div>Attorney for Personal Representative</div><div>Florida Bar Number 13147</div><div>PO Box 1487, Elfers, FL 34680</div><div>727-725-7600</div><div>August 1, 8, 2025</div><div>25-02291H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION:</div> <div>25-CP-2179</div> <div>IN RE: THE ESTATE OF ISAIAS GARCIA SALES Deceased.</div> <div>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.</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 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>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 first publication of this notice is August 1, 2025.</div> <div><div>Personal Representative is:</div><div>ANA CAROLINA SALINAS</div><div>/s/ Rolando Santiago</div><div>Attorney for Personal Representative</div><div>Rolando J. Santiago, Esq.</div><div>RJS Law Group</div><div>306 N US Hwy 41</div><div>Ruskin, FL 33570</div><div>Tel: 813-641-0010</div><div>Fla. Bar No.: 557471</div><div>August 1, 8, 2025</div><div>25-02260H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No.: 25-CP-002104</div> <div>Division: A</div> <div>IN RE: ESTATE OF TERINIA LEANN BOSWELL, Deceased.</div> <div>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.</div> <div>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.</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>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 732.221.</div> <div>The date of first publication of this notice is: August 1, 2025.</div> <div><div>Petitioner:</div><div>Jasmine Brittney Boswell</div><div>4902 N MacDill Ave, Apt 16</div><div>Tampa, FL 33614</div><div>Attorney for Petitioner:</div><div>Omar A. Erchid, Esq.</div><div>ERCHID LAW PLLC</div><div>Florida Bar No. 1010955</div><div>203 N. Armenia Ave, #101</div><div>Tampa, Florida 33609</div><div>omar@erchidlaw.com</div><div>Office: (813) 631-7226</div><div>Fax: (813) 946-5101</div><div>/s/ Omar A. Erchid</div><div>Omar A. Erchid, Esq.</div><div>omar@erchidlaw.com</div><div>Florida Bar No. 1010955</div><div>ERCHID LAW PLLC</div><div>203 N. Armenia Ave, #101</div><div>Tampa, Florida 33609</div><div>Office: (813) 631-7226</div><div>Fax: (813) 946-5101</div><div>Secondary email:</div><div>admin@erchidlaw.com</div><div>Attorneys for Petitioner</div><div>August 1, 8, 2025</div><div>25-02290H</div></div>	<div>SECOND INSERTION</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-002212</div> <div>Division B</div> <div>IN RE: ESTATE OF MATTHEW FOX, Deceased.</div> <div>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.</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 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 August 1, 2025.</div> <div><div>Personal Representative:</div><div>Panida Chin</div><div>2215 27th Ave Blvd W</div><div>Palmetto, FL 34221</div><div>Attorney for Personal Representative:</div><div>Michael M. Hamrick</div><div>E-Mail Address:</div><div>mhamrick@manateelegal.com</div><div>E-Mail Address:</div><div>thostetler@manateelegal.com</div><div>Florida Bar No. 0290556</div><div>Greene Hamrick Schermer & Johnson, P.A.</div><div>410 43rd Street West, Suite N</div><div>Bradenton, FL 34209</div><div>Telephone: 941-747-1871</div><div>August 1, 8, 2025</div><div>25-02287H</div></div>	<div>SECOND INSERTION</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-002419</div> <div>Division A</div> <div>IN RE: ESTATE OF PAUL ANDRE CHAVEZ a/k/a PAUL CHAVEZ, Deceased.</div> <div>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.</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>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 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 August 1, 2025.</div> <div><div>Personal Representative:</div><div>MARY KAY LEE</div><div>Personal Representative</div><div>3725 Yardarm Drive</div><div>Tampa, FL 33611</div><div>JAMES P. HINES, JR.</div><div>Attorney for Personal Representative</div><div>Florida Bar No. 061492</div><div>Hines Norman Hines, P.L.</div><div>315 S. Hyde Park Ave.</div><div>Tampa, FL 33606</div><div>Telephone: 813-251-869</div><div>Email: jhinesjr@hnh-law.com</div><div>Secondary Email:</div><div>mgreco@hnh-law.com</div><div>August 1, 8, 2025</div><div>25-02292H</div></div>
<div>SECOND INSERTION</div> <div>AMENDED NOTICE OF SALE</div> <div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO: 24-CC-46898</div> <div>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.</div> <div>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:</div> <div>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.</div> <div>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.</div> <div>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.</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, 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>Dated this 10th day of July, 2025.</div> <div><div>s/ Stephan C. Nikoloff</div><div>Stephan C. Nikoloff</div><div>(Steve@associationlawfl.com)</div><div>Bar Number 56592</div><div>Attorney for Plaintiff</div><div>1964 Bayshore Boulevard, Suite A</div><div>Dunedin, Florida 34698</div><div>Telephone: (727) 738-1100</div><div>August 1, 8, 2025</div><div>25-02285H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS</div> <div>IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION</div> <div>FILE NO: 25-CP-002133</div> <div>IN RE: ESTATE OF SARAH R. DARABI, Deceased.</div> <div>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.</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 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.</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. ALL CLAIMS NOT SO FILED 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 the 1 day of August, 2025.</div> <div><div>JOHN SHAHRUKH DARABI</div><div>Personal Representative</div><div>Gerald L. Hemness, Jr., Esq.</div><div>Counsel for Personal Representative</div><div>Florida Bar # 67695</div><div>100 Ashley Dr. South, Ste. 664</div><div>Tampa, FL 33602-5300</div><div>(813) 324-8320</div><div>gerald@hemness.com</div><div>August 1, 8, 2025</div><div>25-02264H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA</div> <div>CIRCUIT CIVIL DIVISION</div> <div>CASE NO.: 24-CA-006121</div> <div>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.</div> <div>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.</div> <div>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:</div> <div>LOT 27, KAREN HEIGHTS,</div> <div>ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div> <div>Property Address: 7906 N Edison Ave, Tampa, FL 33604</div> <div>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.</div> <div>IMPORTANT</div> <div>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.</div> <div>Dated: This 28th day of July, 2025.</div> <div>Respectfully submitted,</div> <div>HOWARD LAW</div> <div>4755 Technology Way, Suite 104</div> <div>Boca Raton, FL 33431</div> <div>Telephone: (954) 893-7874</div> <div>Facsimile: (888) 235-0017</div> <div>Designated Service E-Mail: Pleadings@HowardLaw.com</div> <div>By: /s/ Matthew B. Klein</div> <div>Matthew B. Klein, Esq.</div> <div>Florida Bar No.: 73529</div> <div>E-Mail: Matthew@HowardLaw.com</div> <div>August 1, 8, 2025</div> <div>25-02263H</div>	<div>SECOND INSERTION</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>GENERAL JURISDICTION DIVISION</div> <div>CASE NO: 24-CA-001121</div> <div>PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JUSTINO MONTOYA CHAVEZ; MARTHA CAMPOS; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.</div> <div>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:</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>PLAT BOOK 1, PAGE(S) 132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</div> <div>If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</div> <div>Todd C. Drosky, Esq.</div> <div>FRENKEL LAMBERT WEISS</div> <div>WEISMAN & GORDON, LLP</div> <div>One East Broward Boulevard, Suite 1111</div> <div>Fort Lauderdale, Florida 33301</div> <div>Telephone: (954) 522-3233 </div> <div>Fax: (954) 200-7770</div> <div>FL Bar #: 54811</div> <div>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516</div> <div>fleservice@flwlaw.com</div> <div>04-098865-F00</div> <div>August 1, 8, 2025</div> <div>25-02244H</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.

