# **Public Notices**



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**AUGUST 8 - AUGUST 14, 2025** 

# 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 belmontedd.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 $\sharp$ 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 - Števe, 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 - danielss, Leroy; H804 - sforza, michael; H813 - Weber, Paul

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-

# 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.

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 Boyscout Blvd, Ste. 600 Tampa, FL 33607. The Petition No. is 897081/42048654 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 ES.

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.

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# 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://varreanorthedd.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

12652.24 1EL:813-69/-1/91 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

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.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives

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 rule making 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:

ТҮРЕ	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

# 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 Counsels' 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

25-02368H

25-02307H



# --- PUBLIC SALES ---

HILLSBOROUGH COUNTY

### 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 # 08735, 1010 W Lumsden Road, Brandon, FL 33511,

Time: 09:30 AM

Sale to be held at www.storagetreasures.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

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$ 

0236 - Beckmeyer, Kelly; 0265 - Bermudez, Marisol; 0411 - Evans, Darren; 0537 -Smiley, Jerome; 0630 - Clark, Delaney; 1054 - Gardalen, John

PUBLIC STORAGE  $\sharp$  22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$ 

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, Tnysha; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 09016 - Johnson, Ralston; 13044 - konan, Botiwa

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-

Time: 10:30 AM

Sale to be held at www.storagetreasures.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,

Time: 11:15 AM

Sale to be held at www.storagetreasures.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 - Heflin, 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

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$ 

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.storagetreasures.com.

A038 - Russ, Brandon; A039 - Dubose, Brandon; B006 - Oglesby, Shelly; B050

Boone, Yvonne; C012 - Myrick, Marshavia; C018 - BARBER-BRAY, YOLANDA L; CO28 - Fedrick, Eugenia; CO44 - Velazquez, Joshua; CO47 - 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; 1014 - Spence, Latrece; 1066 - Malpass, Deana Ann; 1082 - Oden, Keyanna; J013 - Reese, Wilette; J054 - winston, Zoetavia; J077 - Taylor, Jamal; J100 - Saunders, Shakina; J117 - Lima, Adrian; J177 - Myrick, Marshavia; K009 - Ayesh, Ibtisam; K020 - Villanueva, Carlos; K040 - Camargo, Leonado; K097 - Allison, Jasmine; L007 - Campbell, Lashell; L016 - Munyan, Benton; L019 - Rolfe, 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.storagetreasures.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, Crystal; 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.storagetreasures.com.

1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1086 - Burton, Britanie; 110 -Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, 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, Ntaaquaayaa; 544 - Lund, Polly; 565 - Check, Daniel; 571 - Tarik, Mohamed; 625 - mulkey, Breonna; 688 - Sherman, Kyle; 712 - Clements, Joshua; 843 - lovett, 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-

Time: 12:45 PM

Sale to be held at www.storagetreasures.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, jermain; F057 - brown, Destiny; G008 - adisme, Nadia; G018 - Harris, Venetha; G054 - Louis, Arnold; G059 - Kelly, James key; H006 - kelley, 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

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 25-02317H

# FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT Environmental Protection Commission of Hillsborough County Draft Air Permit No. 0571400-016-AC Trademark Metals Recycling LLC

Hillsborough County, Florida Applicant: The applicant for this project is Trademark Metals Recycling LLC. The applicant's responsible official and mailing address are: Joseph Stalker, Environmental Engineer, Trademark Metals Recycling LLC, 5220 Dover Street Tampa, FL

Facility Location: The applicant operates the existing Port Sutton Shredder facility, which is located in Hillsborough County at 4943 Port Sutton Road, Tampa FL

**Project:** This permit authorizes the construction of a new ferrous and non-ferrous material processing system. The new processing system will consist of reconfigured existing equipment and new equipment and will be located downstream from the facility's existing shedder. The facility remains a Minor Source of emissions.

**Permitting Authority:** Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's telephone number is (813) 627-2600.

**Project File:** A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site:

https://fldep.dep.state.fl.us/air/emission/apds/default.asp.
Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed per-

mitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Legal Department of the EPC via electronic mail at legalclerk@epchc.org before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC via electronic mail at legalclerk@epchc.org before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding 25-02347H August 8, 2025

FIRST INSERTION

VARREA SOUTH 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 South 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://varreasouthcdd.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

25-02343H

### 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 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,

Dated this 6th day of August, 2025. The Law Office of Gregory Michael Karch, PLLC

Gregory Michael Karch, Esq. August 8, 2025 25-02374H

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 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.

Dated this 30th day of July, 2025. ELI HERNANDEZ 25-02304H August 8, 2025

# FIRST INSERTION

### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 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.

Dated at Hillsborough County Florida, this 6th day of August 2025 Harbourside Health, LLC

August 8, 2025 25-02361H

# 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 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,

Dated this 31st day of July, 2025. Jennifer Davies

25-02305H August 8, 2025

### FIRST INSERTION

### Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HOLDEN'S TREE SERVICE located at 9401 E Fowler Ave lot 220, in the County of Hillsborough, in the City of Thonotosassa, Florida 33592 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Thonotosassa, Florida, this 31st day of July, 2025. Micah Holden

August 8, 2025 25-02328H

# 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 Rennjager and or Rennjager Motorsports located at 11608 Lake Lucaya Dr. in the City of Riverview, Hillsborough County, FL 33579 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of August, 2025. Scott Wilkerson Scott Wilkerson August 8, 2025 25-02357H

# 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 SUMMIT SOLUTIONS GROUP located at 8408 Seven Coves Ct in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee. Florida. Dated this 1st day of August, 2025.

25-02345H August 8, 2025

# FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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.

Dated this 5th day of August, 2025. Tammy Cortes

August 8, 2025 25-02358H



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) 658-5824

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  $\sharp$  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)

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; CO70 - 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, Tyjaih; D130 - garcia, steven; D132 - Thilking, John; E083 - Timmons, Robert

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

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,

Dated this 4th day of August, 2025. K. DYMOND POOL & SPA, INC August 8, 2025 25-02350H

# FIRST INSERTION

# Notice of Public Sale

U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2025 and time indicated below, at the location listed below, 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 CASH ONLY, unless otherwise arranged.
U-Stor Linebaugh, aka United Mini

Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Tuesday August 26, 2025 after 10:00 AM 96 Hector Rodriguez 191 Chelsey Woods August 8, 15, 2025 25-02373H

# 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,

Dated this 31st day of July, 2025. Erwin Joseph

August 8, 2025 25-02330H

# 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, Sec-

tion 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, 2025

N-11 Courtni Lark 25-02333H August 8, 15, 2025

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-

Time: 11:30 AM

Sale to be held at www.storagetreasures.com. 0130 - Spodar, Derek; 0205 - Archie, Katrice; 0217 - Gufford, Tabatha; 0246 -Escoriaza, 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 Nataneel 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, Waltlesha; 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, tumeka; 1488 - Beasley, Shanteria; 1494 - Comer, Jessica; 1500 - Kegler, 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, Jazzmine; 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 - Rodriquez, Robert; C0623 - Ramirez, Ashley; C0644 - Engan, Adisyn; C0672 - ruiz, Maria; C0706 - Myles, Jateajha; C0758 - Conover, William

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832

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, Gudrun; 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, Yinela; 4311 - Burkart, Stephanie; 5011 - Gonzalez, Fernando; 5110 Pedrosa, Lasandra; 5114 - Miranda, Nelson; 5307 - Americas Elite Painting Corp

Figueroa, Isaias
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 -Kuhla, Heather; 1212 - cabrera, Vanessa; 1235 - Grajales, Geraldo; 2241 - jackson,

ya'kerea; 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. 25-02318H August 8, 15, 2025

# FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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,

Dated this 5th day of August, 2025. Ghita eL MOUTAOUKIL

August 8, 2025

# 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 re fuse 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 E-24 Iris Hunter Iris Hunter H-22 Goldie Stanback H-23 Goldie Stanback M-9 Shanon Peek Brittany Wheeler M-14 25-02349H

# 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.

25-02310H August 8, 2025

### 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, 2025 25-02334H

### 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.myvendorlink.com and via www.myvendorlink.com  $DemandStar\ https://www.demandstar.$ 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.

/ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY August 8, 2025 25-02348H

# 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 F.S August 8, 2025 25-02360H

# FIRST INSERTION

**Fictitious Name Notice** Notice is hereby given that DA-VID ABELLA & SONS HOME IM-PROVEMENT, 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 Statutes Section 865.09. For business inquiries related to this filing, contact: sales@abellabuilt.com or (813)

August 8, 2025 25-02329H

763-7671.

# 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 Vil-. lage 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 Arrizabalaga Pinto August 8, 2025 25-02309H

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

Notice is hereby given that SEWER STUDS LLC, OWNER, desiring to engage in business under the ficti-tious name of SEWER STUDS located at 7610 INDUSTRIAL LN STE 7G, TAMPA, FLORIDA 33637 intends to register the said name in HILLSBOR-OUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 8, 2025

25-02344H

# --- 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 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.

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

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

NOTWITHSTANDING THE TIME 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.

August 8, 15, 2025

Clearwater, Florida 33756

Telephone: 727-446-1036

25-02312H

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 Twiggs 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 Wimauma, 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, 2025 25-02313H HILLSBOROUGH COUNTY

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002467 Division: A IN RE: ESTATE OF

MARY TOMLINSON STEWART Deceased. The administration of the estate of MARY TOMLINSON STEWART, deceased, whose date of death was May 22, 2025, is pending in the Circuit Court for HILLSBOROUGH County,

Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732,2211, Florida Statutes.

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

Personal Representative: **David Christopher Stewart** 

9655 Sage Creek Drive Sun City Center, FL 33573 Attorney for Personal Representative: AMBER JOAN BELZ, ESQUIRE Florida Bar Number: 112384 955 E. Del Webb Blvd. Suite 101B Sun City Center, FL 33573

Telephone: (813) 296-1296 Fax: (813) 296-1297 E-Mail: attormeybelz@belzlegal.com SecondaryE-Mail:

paralegal@belzlegal.com August 8, 15, 2025 25-02338H

### FIRST INSERTION

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

PROBATE DIVISION CASE NO.: 25-CP-002099 DIVISION: A IN RE: The Estate of RICKY DANIELS,

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

The administration of the estate of RICKY DANIELS, deceased, whose date of death was March 21, 2024, and whose social security number is XXX-XX-5054, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

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

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

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

fied under s. 732.2211.

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

/s/ Darlene Brown-Range DARLENE BROWN-RANGE,

As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative

EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133

Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 25-02364H August 8, 15, 2025

file their claims with this court WITH-

# FIRST INSERTION

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

Case #: 24-CP-003779 - Division B UCN: 292024CP003779A001HC IN RE: ESTATE OF WILLIAM A. HAMM a/k/a WILLIAM ALAN HAMM,

Deceased. The administration of the estate of William A. Hamm, a/k/a William Alan Hamm, a/k/a William Allen Hamm, deceased, whose date of death was September 26, 2024 (54 years of age), is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, UCN: 292024CP003779A001HC. the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice to Creditors is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING 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 to Creditors is August 8, 2025. THE BANK OF TAMPA

AS PERSONAL REPRESENATIVE By: Sarah Schelling Peet, J.D.,

Vice President & Senior Trust Officer 601 Bayshore Boulevard | Suite 960

Tampa, FL 33606 MACFARLANE FERGUSON & McMULLEN P.A. 625 Court Street, Suite 200 Clearwater, FL 33756 Phone: 727-441-8966 Fax: 727-442-8470 Andrew B. Sasso / FBN: 398500 Primary Email: abs@macfar.com Secondary Email: lmf@macfar.com ATTORNEYS FOR PERSONAL REPRESENTATIVE

August 8, 15, 2025

25-02311H

### FIRST INSERTION

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

PROBATE DIVISION File No. 25-CP-000968 IN RE: ESTATE OF MICHAEL JAMES HICKEY Deceased.

The administration of the estate of MI-CHAEL JAMES HICKEY, deceased, whose date of death was August 13. 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 25-CP-000968. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: /s/ Skylar Hickey SKYLAR HICKEY 2706 W. Ohio Avenue

Tampa, Florida 33607 Attorney for Personal Representative: /s/ Edward C. Castagna, Jr. Edward C. Castagna, Jr., Attorney Florida Bar Number: 0198102 611 Druid Rd. E. Suite 717 Clearwater, FL 33756 Telephone: (727) 446-6699 Fax: (727) 446-3388 E-Mail: eservice.castagna@gmail.com Secondary E-Mail: [\*

August 8, 15, 2025

### FIRST INSERTION

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

PROBATE DIVISION File No. 25-CP-002538 IN RE: ESTATE OF PEDRO A. TAYLOR a/k/a PEDRO ANTONIO TAYLOR, Deceased.

The administration of the estate of PEDRO A. TAYLOR a/k/a PEDRO ANTONIO TAYLOR, deceased, whose date of death was July 1, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this

notice is August 8, 2025 PETER A. TAYLOR Personal Representative 6325 S. Church Ave.

Tampa, FL 33616 CHRISTOPHER H. NORMAN Florida Bar No. 821462 MORGAN A. ROBINSON Florida Bar No. 1038923 Attorneys for Personal Representative Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: mrobinson@hnh-law.com Secondary Email: lmartinez@hnh-law.com 25-02322H August 8, 15, 2025

### FIRST INSERTION

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

PROBATE DIVISION File No.

29-2025-CP-000627 A 001 HC Division A IN RE: ESTATE OF LUCY CEDENO,

**Deceased.**The administration of the estate of LUCY CEDENO, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360, The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: JESSE KENNEDY

83 County Road 136a Hernandez, New Mexico 87537 Attorney for Personal Representative: JUANITA SOLIS Florida Bar Number: 1018205 JECK HARRIS 790 Juno Ocean Walk, Suite 600 Juno Beach, FL 33408 Telephone: (561) 746-1002 Fax: (561) 775-0270  $\hbox{E-Mail: JSolis@jeckharris.com}$ 

Secondary E-Mail:

August 8, 15, 2025

EService@jeckharris.com

### FIRST INSERTION

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

File Number: 2025-CP-001165 IN RE: ESTATE OF JUDSON CARTER MCMICHAEL AKA JUD MCMICHAEL Deceased.

The administration of the estate of Judson Carter McMichael AKA Jud McMichael, deceased, whose date of death was November 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 adses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative Maria Catherine Cuatt 5428 Baumann Lane Holliday, FL 34690

Attorney for Personal Representative Agnes Mombrun Geter, Esq. Florida Bar No. 77001 MOMBRUN LAW, PLLC 2850 34th St N. #350 St. Petersburg, FL 33713 Email Addresses: agnes@mombrunlaw.com priscila@mombrunlaw.com info@mombrunlaw.com Telephone: 321.216.2040 Facsimile: 321.216.2070

August 8, 15, 2025 25-02314H

# FIRST INSERTION

25-02339H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-000779 DIVISION B IN RE: ESTATE OF GERALDINE STANLEY MOORE AKA GERALDINE MOORE

AKA JERRIE S. MOORE,

Deceased. The administration of the Estate of GERALDINE STANLEY MOORE, a.k.a. GERALDINE MOORE, a.k.a. JERRIE S. MOORE, Deceased, whose date of death was September 9, 2023 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Repre-

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act set forth in Florida Statutes Section 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida

Statutes Section 732.2211.
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 Representatives: Christopher P. Moore 13163 72nd Terrace Seminole. FL 33776 Attorney for Personal Representative: /s/ Misa A. Everist

MISA A. EVERIST, ESQ. Florida Bar No. 0196169 BASKIN EISEL RIGHTMYER 14020 Roosevelt Blvd., Suite 808 Clearwater, FL 33762 Telephone: 727-572-4545 Primary Email: meverist@baskineisel.com Secondary Email: lily@baskineisel.com Additional E-mail: eservice@baskineisel.com August 8, 15, 2025 25-02325H FIRST INSERTION

25-02315H

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

PROBATE DIVISION File No. 25-CP-002561 IN RE: ESTATE OF JAYDON L. YONT, Deceased.

The administration of the estate of JAYDON L. YONT, deceased, whose date of death was May 12, 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 personal representatives and the personal representatives' attorney are set forth below.

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

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

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

BARRED

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

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

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

CAREN CALDERON

Personal Representative 14701 Canopy Drive Tampa, FL 33626 GEORGE KAPLANTZIS Personal Representative

14701 Canopy Drive Tampa, FL 33626 Robert D. Hines, Esq. Attorney for Personal Representatives Florida Bar No. 0413550 Hines Norman Hines, P.L 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com August 8, 15, 2025 25-02323H

# **PUBLISH YOUR LEGAL NOTICE**

- We publish all Public sale, Estate & Court-related notic
- We offer an online payment portal for easy credit card payment · Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386** or email legal@businessobserverfl.com

--- ESTATE ---

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 DIVI-SION, 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

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

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

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

The date of first publication of this notice is the 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 25-02321H August 8, 15, 2025

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-CP-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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

### Mario Gritizalis 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

25-02324H

August 8, 15, 2025

### 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is 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, 2025 25-02340H

# 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

25-02365H

August 8, 15, 2025

# 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 NORTH-DALE GOLF CLUB, SECTION D. UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49,

PAGE 70, OF THE PUBLIC RE-CORDS 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 Rvan 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, 2025 25-02331H 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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@bedvlaw.com 25-02370H

August 8, 15, 2025

# 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 JU-DICIAL 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, VIC-TOR 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 RE-CORDED IN PLAT 121, PAGES 125-132, OF THE PUBLIC RE-CORDS 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: MRService@mccalla.com Fla. Bar No.: 146803

25-02301H

21-04733FL

August 8, 15, 2025

FIRST INSERTION

--- ACTIONS / SALES ---

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

Plaintiff, vs THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, 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.

LLC,

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

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 cer-tain 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, 2025 25-02303H

### 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 CEN-

TER, FL 33573 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN. If you are a person with a disability

who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notifica-tion 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, 2025 25-02332H

# 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 HILL-SBOROUGH County, Florida, Probate Division, the address of which is HILL-SBOROUGH. 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

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

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

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

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

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

# Personal Representative: DAN S. MOSRIE

Personal Representative Attorney for Personal Representative: ANDRE "ANDI" T. SIEMER Florida Bar Number: 1037800 KAITLIN J. STOLZ Florida Bar Number: 1015652 AMY B. VAN FOSSEN, P.A. 211 E. New Haven Avenue Melbourne, FL 32901 Telephone: (321) 345-5945 Fax: (321) 345-5417 E-Mail: andi@amybvanfossen.com 2nd E-Mail: rebecca@amyb van fossen.com

Other: service@amybvanfossen.com August 8, 15, 2025

### 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-

NOTICE OF SALE

IN THE COUNTY COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CIVIL DIVISION

Notice is hereby given that pursuant

to the Final Judgment of Foreclo-sure in the above-captioned action,

Hillsborough County Clerk of Court, Victor Crist, will sell the property

situated in Hillsborough County,

PHASE 1A-1, as per the plat thereof, as recorded in Plat Book 115, Pages 172-179, of the Public

Records of Hillsborough County,

at public sale, to the highest and best

bidder for cash, at www.hillsborough.

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

If you are a person with a disability

12th day of September, 2025.

Florida, described as: Lot 99, of HAWKS POINT-

CASE NO.:24-CC-031858 HAWKS POINT HOMEOWNERS

ASSOCIATION, INC.,

Plaintiff, v. MINDI SANBORN,

Defendant.

Florida.

closure: LOT 6, BLOCK 37, MAP OF THE SUBDIVISION AT SUL-PHUR SPRINGS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 111, PUBLIC RECORDS OF HILLSBOR-OUGH 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 33623Tel: (813) 221-4743

Fax: (813) 221-9171 eService: servealaw@albertellilaw.com IN/24-004374 August 8, 15, 2025 25-02369H

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

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

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or immediately upon receiving a notification of

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

than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

DATED this 4th day of August 2025. FRISCIA & ROSS, P.A.

Impaired Line 1-800-955-8770.

Primary: bross@frpalegal.com

Secondary: jclaudio@frpalegal.com

5550 W. Executive Drive, Suite 250

(813) 286-0888 \ (813) 286-0111 (FAX)

Brenton J. Ross, Esquire

Florida Bar #12798

Tampa, Florida 33609

Attorneys for Plaintiff

August 8, 15, 2025

### 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 HOME-OWNER'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-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

THIRTEENTH HIDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

CASE NO.: 25-CA-002649 DIV: C

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

Lot 5, Block 11, AVELAR

CREEK NORTH, according to the map or plat thereof, as re-

corded in Plat Book 111, Page(s)

233 through 249, inclusive, of the Public Records of Hillsbor-

Property Address: 10413 Red Carpet Court, Riverview, FL

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

County, Florida, to wit:

 $ough\ County,\ Florida.$ 

LAKEVIEW LOAN SERVICING,

REGIS MCINTYRE, et al.,

Plaintiff v

Defendants.

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

of the Lis Pendens must file a claim

before the clerk reports the surplus as

If the sale is set aside for any reason,

the Purchaser at the sale shall be enti-

tled only to a return of the deposit paid.

The Purchaser shall have no further re-

course against the Mortgagor, the Mort-

gagee 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 as-

sistance, please contact the 13th Judi-

cial Circuit Court's ADA Coordinator at

least seven days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less that seven days. If you are hearing or

SUBMITTED on this 4th day of Au-

voice impaired, call 711.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq.

Kathryn I. Kasper, Esq. FL Bar #621188

Attorneys for Plaintiff OF COUNSEL:

Tiffany & Bosco, P.A.

August 8, 15, 2025

Winter Park, FL 32789

1201 S. Orlando Ave, Suite 430

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

gust, 2025.

FL Bar #157147

FIRST INSERTION

unclaimed.

### 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 Fore-closure entered July 03, 2025 in Civil Case No. 23-CA-011603 of the Circuit Court of the THIRTEENTH JUDI-CIAL 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

Summary Final Judgment, to-wit: Unit 312 of ARLINGTON PARK, a Condominium according to the Declaration of Condominium

described property as set forth in said

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 POÍNTE 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 & HAM-ILTON, 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

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 CAR-ROLLWOOD, 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

to access court facilities or participate tain assistance. To request such an accommodation, please contact Court Adbefore the scheduled appearance is less than 7 days. Complete the Request for to 800 E. Twiggs Street, Room 604, Tampa, FL 33602, ADA Coordination 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/CMP

25-02336H

unclaimed.

If you are a person with a disability who needs an accommodation in order in a court proceeding, you are entitled, at no cost to you, to the provision of cerministration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time Accommodations Form and submit Help Line (813) 272-7040; Hearing

August 8, 15, 2025 25-02337H

# 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

INVESTMENT FUND. Plaintiff, v. UNKNOWN SPOUSE, BENEFICIARY AND HEIRS OF ESTATE OF ISABEL BORGES

LLACG COMMUNITY

ARCIA A/K/A ISABEL ARCIA, et

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 ES-TATE OF ISABEL BORGES ARCIA A/K/A ISABEL ARCIA, MARTHA HERNANDEZ MOREJON, YULIZA HERNANDEZ, YESENIA ALVAREZ, INTERNAL REVENUE SERVICE and HILLSBOROUGH COUNTY, FLORI-DA 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 I,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE(S) 65. PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

25-02346H

Property Address: 148 Look-out Dr., Apollo Beach, FL 33572 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT

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

Dated: This 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 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, UN-KNOWN 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, AC-CORDING 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 PUB-

LISHED 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

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

CIVIL DIVISION: CASE NO.: 24-CA-001658 SECTION # RF 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.
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), VIC-TOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 26 day of August. 2025, the following described property as set forth in said Final Judgment, to

LOT 8, BLOCK 27, OF MIRA-BAY PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 5617 PL, APOLLO SEAGRASS BEACH, FL 33572

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

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

or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770,

ADA@fljud13.org
Dated this 04 day of August 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA. **R. JUD. ADMIN 2.516** eservice@decubaslewis.com 24-00312

August 8, 15, 2025 25-02354H

# NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-003677

DIVISION: D BLUE RIDGE EQUITIES, INC.,

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 ROBERT RUSSO, 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;

FIRST INSERTION 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.

To: JAMES INDIERO Last Known Address: 80 Blossom Drive. Martinsburg, WV 25405 Current Address: Unknown 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

To: MICHAEL S. MAGLIO Last Known Address:

24 Park Place, Flanders, NJ 07836 Current Address: Unknown To: LAZARO ORTEGA Last Known Address: 3101 Bruton Road, Plant City, FL 33565

Current Address: Unknown To: DEAN BERARDO Last Known Address: 99 Boyd Avenue, Jersey City, NJ 07304 Current Address: Unknown

To: JOSEPH INDIERO Last Known Address: 9212 Hunters Greene Drive. Zubulon, NC 27597

Current Address: Unknown YOU ARE NOTIFIED that an action to determine beneficiaries and quiet title on the following property in Hill-

sborough County, Florida:
THE EAST 1/4 OF THE
SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOR-OUGH COUNTY, FLORIDA, LESS THE NORTH 70 FEET. Property Address: 3101 BRU-TON ROAD, PLANT CITY, FL

33565has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Plaintiff's attorney, Quinn Legal, P.A., whose address is 19321 U.S. Highway 19 N., Suite 512, Clearwater, FL 33764; eservice@ quinnlegal.com; kmiller@quinnlegal. com, and file the original with 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.

\*\*See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES

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.

THESE ARE NOT COURT INFOR-MATION NUMBERS

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

WITNESS my hand and the seal of this court on this 30 day of JULY, 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 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

25-02327H

# FIRST INSERTION

### FIRST INSERTION RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 22-CA-002691 CITIMORTGAGE, INC. Plaintiff(s), vs. DONNELL SMITH; THE

NICKY BERARDO if living, and

HEIRS, DEVISEES, GRANTEES,

if deceased, THE UNKNOWN

UNKNOWN SPOUSE OF DONNELL SMITH; HILLSBOROUGH COUNTY, FLORIDA, CLERK OF COURT; FRANSWORLD SYSTEMS, INC D/B/A CREDIT MANAGEMENT SERVICES, AS ASSIGNEE OF IVAN ACKERMAN, M.D., P.A.: THE UNKNOWN TENANT IN POSSESSION

Defendant(s).

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,

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.

Property address: 5103 Joe King Road, Plant City, FL 33567 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. Admin. 2.516, the above signed counsel for Plaintiff designates

attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

ÂMERICANS WITH DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOM-MODATION. PLEASE THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE OR OTHER COURT ACTIV-ITY 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 QUES-TIONS, 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: HEARING 813-272-7040; PAIRED: 1-800-955-8771; VOICE IM-PAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG. Respectfully submitted,

/s/ Betzy Falgas PADGETT LAW GROUP RETZY FALGAS, ESQ. Florida Bar # 76882

6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312

(850) 422-2520 (telephone) (850) 422-2567 (facsimile)  $attorney @\,padgettlaw group.com$ Attorney for Plaintiff TDP File No. 22-001978-1 August 8, 15, 2025 25-02355H

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO: 25-CA-004820

Division: E WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST I, Plaintiff, vs. JUAN CARLOS ORGES A/K/A 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 ANELL DE LA CARIDAD-GONZALES A/K/A ANELI DE LA CARIDAD GONZALES A/K/A ANELL GONZALES; UNKNOWN TENANT **#1; UNKNOWN TENANT #2,** Defendant(s).

TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 LAST KNOWN ADDRESS: 8336 JACKSON SPRINGS RD., TAMPA, FL

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

following property: LOT 23 OF THIRD ADDITION TO PLOUFF SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 31, PAGE 36 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 8336

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

Jackson Springs Rd, Tampa, FL

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.

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 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.

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 30 day of July, 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 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@flwlaw.com 04-101336-F01 August 8, 15, 2025

25-02352H

### FIRST INSERTION

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

CASE NO. 25-CA-004408 FIFTH THIRD BANK, N.A., Plaintiff, vs. TAMAS WILLIAMS, et al.,

Defendant.
To: TAMAS WILLIAMS, 3135 MA-RINE GRASS DRIVE, WIMAUMA, FL 33598 UNKNOWN SPOUSE OF TAMAS

WILLIAMS, 3135 MARINE GRASS  ${\tt DRIVE, WIMAUMA, FL\,33598}$ LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit: 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 PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. 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 abovestyled Court on or before 8/25/2025 or 30 days from the first publication,

otherwise a Judgment may be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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

WITNESS my hand and seal of said Court on the 18 day of July, 2025.

VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk

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 25-02326H

### FIRST INSERTION

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

DIVISION

CASE NO. 25-CA-006333 DIVISION: A FBC MORTGAGE, LLC, Plaintiff, vs. TOMI JOE MIZE A/K/A

TOMI MIZE, et al.,

**Defendant.**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 IN-TEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property:

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.

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

(30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

Court this 5 day of AUGUST, 2025.

VICTOR D. CRIST CLERK OF COURT (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 MCCALLA RAYMER LEIBERT

25-02351H

PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 25-11995FL

August 8, 15, 2025

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 23-CA-013750

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.
GLORIA ARROYO ROSADO AKA GLORIA ARROYO, et. al.,

**Defendants.**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 fol-

lowing described property: LOT 2, BLOCK 4, GANDY MANOR ESTATES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

FIRST INSERTION If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org
DATED this 6th day of August, 2025.

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 25-02372H August 8, 15, 2025



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency











This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Verifiability



**Archivability** 

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



Newspapers remain the primary vehicle

all 50 states

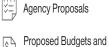
# **Types Of Public Notices**

☐ Government Meetings and Hearings

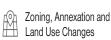
Land and



Creation of Special Tax Districts



School District Reports



# **Commercial Notices**

Unclaimed Property, 







Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear

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

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

### 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 HEREBY GIVEN 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 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 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.real foreclose.com, 10:00 a.m., on September 11, 2025 , the following described property as set forth in said Order or Final Judgment,

LOT 104, OF CREEK PRESERVE PHASES 2, 3 AND 4, ACCORD-ING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUB-LIC RECORDS OF HILLSBOR-

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

Pursuant to Florida 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at

least 5 days prior to the sale.

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

ADA@FLJUD13.ORG. 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 ac-

tion 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

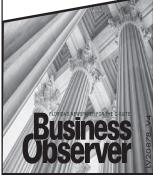
FIRST INSERTION

# **YOUR** LEGAL NOTICE

# Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



# **PUBLISH**

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

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

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. 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 highspeed 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.





# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings  $^{dagger} igside$  and Hearings

Land and Water Use



Agency Proposals

Proposed Budgets and

Creation of Special



Tax Rates

Tax Districts

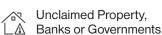


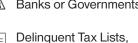
School District Reports

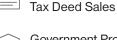


Zoning, Annexation and Land Use Changes

# **Commercial Notices**





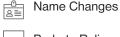


**Government Property** 



Permit and License **Applications** 

Mortgage Foreclosures



**Probate Rulings** 



**Divorces and Adoptions** 



Orders to Appear

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

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

# **AUGUST 8 - AUGUST 14. 2025**

# SUBSEQUENT INSERTIONS

HILLSBOROUGH COUNTY

# --- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/15/25 at 10:30 a.m., the following property will

be sold at public auction pursuant to F.S. 715.109: 1973 BARRI mobile home bear-

ing vehicle identification numbers 33K24VS1649U and 33K24VS1649X, and all

personal items located inside the mobile home. Last Tenant: Darold Jean Brown.

Sale to be held at: Country Villa Estates MHC, 800 Amberwood Drive, Riverview,

SECOND INSERTION

### SECOND INSERTION

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

CASE NO.:25-CC-008632 Div. S

HAWKS POINTS HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.

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

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

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

at public sale, to the highest and best bidder for cash, at www.hillsborough. realforeclose.com at 10:00 a.m., on the

5th day of September, 2025.

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

Impaired Line 1-800-955-8770. DATED this 30 day of July 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff

August 1, 8, 2025 25-02298H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF

PERSONAL PROPERTY

Notice is hereby given that US Storage

Centers - Tampa, phone (813) 750-

0354, located at 1108 Skipper Rd, Tam-

pa, FL, 33613 will hold a Public Sale. to

satisfy the lien of the owner. This notice

is given in accordance with the provi-

sions of The Florida Self Storage Facility

Act Statutes (Section 83.801-83.809).

Units will be sold via online auction,

at www.StorageTreasures.com. Auction

will close on or after Wednesday August

20, 2025 at 10:00 am. The personal

goods stored therein by the follow-

ing may include, but are not limited

to household goods, furniture, tools,

equipment, toys, boxes, clothes and misc items. Owner reserves the right to

bid and the right to refuse bids. Cleanup

deposit is required. Sale is subject to cancellation. The contents of the rental

storage units belonging to the following

Nancy Olivo

Mark Lopez

Mark Lopez

Robert Evans

Shirnell Gabriel

Anouce Belgarde

Shauntice Wallace

Michael George Tracey

25-02251H

persons will be sold:

B0007 -

I0005

U0022

K0007

L0006

K0008 -

August 1, 8, 2025

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: ALL OF LOT 5 IN BLOCK C

Florida 33578, (813-689-3809).

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

13TH JUDICAL CIRCUIT, IN AND

FOR HILLSBOROUGH COUNTY,

FLORIDA.

CASE No. 19-CA-001535 U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS

Plaintiff, vs. CLARENCE ALLEN AKA

CLARENCE S. ALLEN, et al.,

Defendants TO: UNKNOWN SPOUSE OF

1904 E POWHATAN AVENUE

WALTER E. BEAN, III

TAMPA, FL 33610

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST,

August 1, 8, 2025

OF AYALA'S GROVE SUBDIVI-SION AS PER MAP OR PLAT THEREOF RECORDED NI PLAT BOOK 32 ON PAGE 16 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

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

the Complaint.

25-02277H

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

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

VICTOR D. CRIST As Clerk of said Court (SEAL) By: Mustafa Divan As Deputy Clerk Prepared by: Greenspoon Marder, LLP

(954) 491-1120; gmforeclosure@gmlaw.com

(21844.0335)August 1, 8, 2025

25-02273H

# SECOND INSERTION

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

CASE NO.: 25-CC-017999 DIVISION: V PAWNEE LEASING CORPORATION,

Plaintiff, vs. FIRST PLAN TRANSPORTATION INC, and ROBERTO PELLITERO, Defendants.

To: Roberto Pellitero 11910 Lynmoor Drive Riverview, FL 33579

YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attornev, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 09/02/2025 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Attorney for Plaintiff: SOLOVE LAW FIRM, P.A. Robert A. Solove, Esq. PO Box 560608 Miami, Florida 33256 Tel. (305) 612-0800 Primary E-mail: Secondary E-mail: robert@solovelawfirm.com PAW-4421

25-02268H

### SECOND INSERTION

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

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

Plaintiff, v. JAMES A. BASS AND JAMEL M. BASS, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants.

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

Lot 150, of HAWKS POINT-PHASE 1B2-2nd PARTIAL RE-PLAT OF PHASE 1B, according to the Plat thereof, as recorded in Plat Book 120, Page 257, of the Public Records of Hillsborough County, Florida.

at public sale, to the highest and best bidder for cash, at www.hillsborough. realforeclose.com at 10:00 a.m., on the

NOTICE OF ACTION

 $12 \mathrm{th} \ \mathrm{day} \ \mathrm{of} \ \mathrm{September}, \ 2025.$ 

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

DATED this 30 day of July 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff 25-02299H August 1, 8, 2025

SECOND INSERTION

# --- PUBLIC SALES / TAX DEEDS ---

### SECOND INSERTION

### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

2121 - Tay Davis

3134 - Craig Anthony Brandon 2131 - Marie Augustin 2021 - Kirstdon Lvn Bailev

3097 - Kimone Fung D101 - Tina Price 3009- Precious Ross

E519 - John Parker 1109 - Juewanna Simmons 2115 - Karalyn Garcia 2204- Johnny Hartsfield

OFFICIAL

COURTHOUSE

**WEBSITES** 

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

**COLLIER COUNTY** 

collierclerk.com

HILLSBOROUGH

COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

**ORANGE COUNTY** 

myorangeclerk.com

2149 - Darian Verdecia

August 1, 8, 2025

25-02250H

### THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0042550110 File No.: 2025-592 Certificate No.: 2023 / 460 Year of Issuance: 2023 Description of Property:

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

Name(s) in which assessed: IOHN I MARLEY

SUPOJ JIEM-NGERN All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-

deemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/14/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk

Jul. 25; Aug. 1, 8, 15, 2025

25-02152H

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

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

Tampa, FL 33602

service@solovelawfirm.com August 1, 8, 15, 22, 2025

In accordance with the Americans

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-CA-003531

Division: O U-HAUL CO. OF FLORIDA AND U-HAUL CO. OF ARIZONA, Petitioners, v. JUAN VILLEGAS, ANTONIO SANTIAGO, BIENVENDIA CHAVEZ, and DANIEL SANCHEZ;

Respondents. To the following Defendant(s): 1) ANTONIO SANTIAGO Last Known Address: 8676 KEY ROYALE LN APT 102

 $TAMPA\ FL\ 33614$ 

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

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

with Disabilities Act:

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

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail.

Administrative Office of the Courts

Attention: ADA Coordinator 800 E. Twiggs Street Tampa, FL 33602 Phone: 813-272-7040 Hearing Impaired: 1-800-955-8771 Voice impaired: 1-800-955-8771 E-mail: ADA@fljud13.org WITNESS my hand and the seal of this Court this day of July, 2025. VICTOR D. CRIST

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

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

25-02283H

# SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 25-CA-006412 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTED FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.
JONATHAN P. AXEL, TRUSTEE OF

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

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

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property: LOT 5, BLOCK 2, VINEYARDS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 100. PAGE 22, OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before September 3, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29th day of July, 2025. VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100 BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM

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

# SECOND INSERTION

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

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

NO 10-CA-00

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs TAJAR J. RAY. JR, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pur-

suant to a Final Judgment of Foreclosure dated August 24, 2022, and entered in 19-CA-002928 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and TAJAR J. RAY. JR.; MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 19, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail:

ADA@fljud13.org Dated this 30 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-270479 - NaC August 1, 8, 2025

25-02296H

# --- ACTIONS / SALES ---

### SECOND INSERTION

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

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

CURT A. HILL, et al., Defendants.

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

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

Lot 24, Block 6, RIVERCREST PHASE 1A, as per plat thereof, recorded in Plat Book 90, Page 99, of the Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before 8/25/25 or 30 days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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

voice impaired, call 711.

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

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

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

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

### SECOND INSERTION

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

COUNTY, FLORIDA CIVIL ACTION
CASE NO.: 25-CA-003914 DIVISION: F TOWD POINT MORTGAGE TRUST

2018-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS

CLAIMING BY, THROUGH, UNDER, OR AGAINST, THOMAS ASHLEY, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DE-

VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, THOMAS ASHLEY, DE-CEASED

Last Known Address: Unknown Current Address: Unknown

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

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

has been filed against you and you are

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 25-CA-004043

Fifth Third Bank, National

Antionette Vyonne Moore a/k/a

Antionette Moore a/k/a Antoniette

Yvonne Moore a/k/a Antoinette Y.

TO: Antionette Yvonne Moore a/k/a

Antionette Moore a/k/a Antoniette

Yvonne Moore a/k/a Antoinette Y.

Moore and Unknown Spouse of Antio-

nette Yvonne Moore a/k/a Antionette

Moore a/k/a Antoniette Yvonne Moore

Last Known Address: 10146 Tuscan

an action to foreclose a mortgage on the following property in Hillsborough

GROVES PHASE 1, ACCORD-

ING TO THE PLAT THERE-

OF AS RECORDED IN PLAT BOOK 134, PAGE(S) 202

THROUGH 221, INCLUSIVE, OF THE PUBLIC RECORDS

OF HILLSBOROUGH COUN-

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

defenses, if any, to it on Julie York, Es-

quire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 4919

TY, FLORIDA.

County, Florida: LOT 1, BLOCK 8, VENTANA

YOU ARE HEREBY NOTIFIED that

Sun Avenue, Riverview, FL 33578

a/k/a Antoinette Y. Moore

Association

Plaintiff, vs

Moore: et al

Defendants.

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

\*\*See the Americans with Disabilities

In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

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

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

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

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

SECOND INSERTION

August 1, 8, 2025 25-02258H

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 ser-

vice on the Plaintiff's attorney or imme-

diately thereafter; otherwise a default

will be entered against you for the relief

demanded in the complaint or petition.

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

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

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

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

than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

THIS NOTICE SHALL BE PUB-

Victor D. Crist

As Deputy Clerk

25-02233H

As Clerk of the Court

(SEAL) By Patricia Corbin

LISHED ONCE A WEEK FOR TWO

Impaired Line 1-800-955-8770.

(2) CONSECUTIVE WEEKS

DATED on 07/11/2025.

Julie York, Esquire, Brock & Scott, PLLC.,

the Plaintiff's attorney,

Tampa, FL 33634

File # 24-F01925

August 1, 8, 2025

4919 Memorial Hwy, Suite 135,

If you are a person with a disability

### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004872

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

Defendant(s).

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

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be-

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

LOT 39. BLOCK F. BOYETTE CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94, PAGE 31-1 THROUGH, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before September 3, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

(SEAL) BY: Mustafa Divan DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-292822

August 1, 8, 2025 25-02284H

### SECOND INSERTION

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

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

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

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES A. WAYCHOFF A/K/A CHARLES ARTHUR WAYCHOFF, DECEASED: LAZARO DIAZ VITON; VILLAS AT ASTON GARDENS NEIGHBORHOOD ASSOCIATION, INC.: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1: UNKNOWN TENANT

Defendant.

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

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

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324, on or before 09/02/2025, a date which is within thirty (30) days after the first publication of this Notice in BUSINESS OB-SERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 601 E. Kennedy Blvd. Tampa, FL 33602, Phone No. (813) 272-7040 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

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

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

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

### SECOND INSERTION

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

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

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

CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant. NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment dated July 21, 2025 entered in Civil Case No. 24-CA-002228 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and MILES ROBERT COLE; UN-KNOWN SPOUSE OF MILES ROB-ERT COLE; RIVERBEND WEST COMMUNITY ASSOCIATION, INC.: ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough. realforeclose.com beginning at 10:00 AM on September 22, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 2, BLOCK 2, RIVERBEND WEST PHASE 1, ACCORD-ING TO THE MAP OR PLAT

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

Property Address: 253 Cascade Bend Dr, Ruskin, FL 33570 ANY PERSON CLAIMING AN IN-

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

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

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

10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 0058606 File No: 02311411-JMV August 1, 8, 2025 25-02279H NOTICE OF ACTION

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 25-CA-004772 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS,

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

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

RUBEN D. PERRY, JR. YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT BEGIN 386.40 SOUTH AND 25 FEET FEET OF NORTHWEST CORNER OF SOUTHEAST 1/4 OF NORTH-WEST 1/4 OF SOUTHEAST 1/4, RUN EAST 125 FEET NORTH 100 FEET, EAST 10 FEET

SOUTH 150 FEET WEST 135 FEET AND NORTH 50 FEET TO P.O.B., ALL LYING AND BEING IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY. FLORIDA. has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before AUGUST 29, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk De Cubas & Lewis, P.A.,

Attorney for Plaintiff, PO BOX 5026. CORAL SPRINGS, FL 33310 25-01701

August 1, 8, 2025 25-02248H

# --- 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.

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 pur-chase 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

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

Unit 2081 Christopher Leon

Boxes, Totes, baby items, furniture, instruments, toys

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703. August 1, 8, 2025 25-02229H

JBSCRIBE THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com



# HILLSBOROUGH COUNTY

### --- PUBLIC SALES ---

### SECOND INSERTION

# HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

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

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

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025/2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2025/2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of

an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 313 Campus Street, Celebration, FL 34747, (813) 382-7355 or email at: Kristee.cole@inframark.com during normal business hours.

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

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

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

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

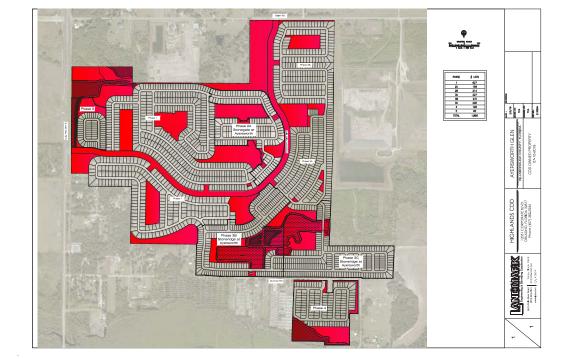
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (407) 566-1935 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Kristee Cole District Manager



August 1, 8, 2025

# SECOND INSERTION

# NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

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

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

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390

August 1, 8, 2025 25-02232H

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

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant

City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 08/21/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

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

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

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

--- ESTATE ---

### SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

Personal Representative: Jessica R. Karcher 2600 Woodcote Terrace Palm Harbor, Florida 34685

Attorney for Personal Representative: /s/ William Rambaum . William Rambaum, Attorney Florida Bar Number: 0297682 PLG Law 3684 Tampa Road, Suite 2 Oldsmar, FL 34677

Telephone: (727) 781-5357 Fax: (704) 285-8136 E-Mail: brambaum@plglawyer.com Secondary E-Mail: jherny@plglawyer.com August 1, 8, 2025 25-02238H

### SECOND INSERTION

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

### a/k/a J. RICHARD WARD Deceased.

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

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

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

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

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

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

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

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

Alicia W. Miller 3105 W. Parkland Blvd Tampa, Florida 33609 Attorney for Personal Representatives: Gregory S. Bloshinsky, Esq. Counsel for Julia M. Held, Jeffrey C. Ward, and Alicia W. Miller Florida Bar Number: 0066540

COZEN O'CONNOR 1801 N. Military Trail, Suite 200 Boca Raton, Florida 33431 Telephone: (561) 750-3850 E-Mail: gbloshinsky@cozen.com Secondary E-Mail: cgable-gibson@cozen.com August 1, 8, 2025 25-02239H

# SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-CP-2176 DIVISION: B IN RE: ESTATE OF **DEBBIE ANN SAURI,** Deceased.

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

25-02253H

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

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

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

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

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

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

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

Notice is August 1, 2025. Personal Representative ALEXANDRA PEREZ SAURI 632 NW 1st St., #520.

Hallandale, FL 33009 M. BARBARA AMARO ESQ. Attorney for Personal Representative FBN 611298 8950 SW 74 Court, Suite 2201 A-19 Miami, FL 33156

(305) 384-7213 (888) 508-5215 Fax

Barbara@AmaroProbateLaw.comAugust 1, 8, 2025 25-02240H

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

### THIRD INSERTION NOTICE OF APPLICATION

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

Folio No.: 1619850005 File No.: 2025-597 Certificate No.: 2023 / 14067 Year of Issuance: 2023 Description of Property:

HAMNER'S W E ALBIMAR LOT 18 BLOCK 2 PLAT BK / PG: 26 / 109 SEC - TWP - RGE: 25 - 28 - 18 Name(s) in which assessed: YOEL HERRERA

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 7/14/2025

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

25-02155H

NOTICE OF ACTION

(formal notice by publication)
IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY,

FLORIDA

PROBATE DIVISION

File No. 24-CP-000976

Division A

IN RE: ESTATE OF RITA D.

BEDARD, aka DORIS RITA OVELETTE

TO: RENEE GAUDET Address

RHONDA MASTERS Address

unknown. ALAN JACKLIN Address unknown.

JOEL JACKLIN Address unknown.

JON JACKLIN Address unknown.

JILL ST. JEAN Address unknown.

CHRISTINE STROUT Address

ROBERT ST. JEAN Address unknown.

ANY KNOWN OR UNKNOWN

NATURAL PERSON, AND, WHEN

DESCRIBED AS SUCH, THE UN-

KNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR

OTHER PARTIES CLAIMING BY,

THROUGH, UNDER, OR AGAINST ANY KNOWN OR UNKNOWN PER-

SON WHO IS KNOW TO BE DEAD

OR IS NOT KNOWN TO BE EITHER

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,

YOU ARE NOTIFIED that a Petition

DEAD OR ALIVE.

KEITH ST. JEAN Address unknown.

unknown

FOURTH INSERTION

### THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1850680000 File No.: 2025-593 Certificate No.: 2023 / 15407 Year of Issuance: 2023 Description of Property:

WETHERELL'S O D SUBDI-VISION S 40 FT OF LOT 4 AND LOT 5 BLOCK 2 PLAT BK / PG: 3 / 28 SEC - TWP - RGE: 23 - 29 - 18

Name(s) in which assessed: 321 EDISON LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/14/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida

on petitioner's attorney, whose name and address are: JAMES S. EGGERT,

EGGERT FITZPATRICK, 811-B Cy-

press Village Blvd., Ruskin, FL 33573

on or before September 3, 2025, and to

file the original of the written defenses

with the clerk of this court either before

service or immediately thereafter. Fail-

ure to serve and file written defenses as

required may result in a judgment or

order for the relief demanded, without

If you are a person with a disability

who needs an accommodation in order

to access court facilities or participate

in a court proceeding, you are entitled,

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

tain assistance. To request such an ac-

commodation, please contact Court Ad-

ministration at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving a notification of

a scheduled court proceeding if the time

before the scheduled appearance is less

than 7 days. Complete the Request for

Accommodations Form and submit

to 800 E. Twiggs Street, Room 604,

Tampa, FL 33602. ADA Coordination

Help Line (813) 272-7040; Hearing

Impaired Line 1-800-955-8771; Voice

Signed on this 8 day of JULY, 2025.

As Clerk of the Court

As Deputy Clerk

25-02091H

FOURTH INSERTION

(SEAL) By: RYAN MARSH

Impaired Line 1-800-955-8770.

JAMES S. EGGERT,

EGGERT FITZPATRICK

811-B Cypress Village Blvd.,

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

BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

25-02154H

### 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

the Estate of Reta Kaye Hutson, Deceased YOU ARE NOTIFIED that an ac-

tion 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

This action was instituted in the Circuit Court of the Thirteenth Judicial Circuit

Court, Hillsborough County, Florida, and is styled Anthony Prisciandaro, Trustee of the AAHS of Florida Trust dated September 19, 2022 vs. Unknown Heirs and Beneficiaries of Reta Kaye Hutson, deceased, Case Number 25-CA-006421.

You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 8/20/2025 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

plaint or petition.

This notice shall be published once a week for four consecutive weeks in The Business Observer.

DATED on 7/15/2025 VICTOR D. CRIST

Clerk of the Circuit Court Clerk of Court address is 800 E Twiggs St., Room 101 Tampa, FL 33602 (SEAL) By: JENNIFER TAYLOR As Deputy Clerk

Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787 Jul. 25; Aug. 1, 8, 15, 2025

25-02173H

# FOURTH INSERTION

### NOTICE OF ACTION

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

CASE NO.: 25-DR-003693-DIV-C IN RE: THE MARRIAGE OF LOLITA BENITEZ,

JOSE BENITEZ, TO: JOSE BENITEZ

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

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

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.

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.

sabled transposes 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,

111 S. Albany Ave, #200, Tampa, FL 33606, attorneys@kantaraslaw.com, iulie@kantaraslaw.com. Jul. 18, 25; Aug. 1, 8, 2025

25-02036H

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

Petitioner/Wife,

Respondent/Husband. 724 Parsons Pointe Street Seffner, FL 33584

33606, attorneys @kantaraslaw.com, julie@kantaraslaw.com.

DEMANDED IN THE PETITION.

You may file a Notice of Current Ad-

# THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1731520000 File No.: 2025-588 Certificate No.: 2023 / 14601 Year of Issuance: 2023 Description of Property: HOMESTEAD REVISED MAP

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

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 7/14/2025

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

25-02150H

# THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0038130000

File No.: 2025-589 Certificate No.: 2023 / 393 Year of Issuance: 2023

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

Name(s) in which assessed: CANTERA PROPERTIES LLC All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at

www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

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

25-02151H

### THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

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

HICKORY HILL SUBDIVI-SION PHASE ONE LOT 1 BLOCK 4 PLAT BK / PG: 58 / 25

SEC - TWP - RGE: 35 - 28 - 20 Name(s) in which assessed: ERIC LEE SPOONER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/14/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

25-02156H

### THIRD INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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

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

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

Name(s) in which assessed: PLUTOS HOLDINGS LLC All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator. 601 E Kennedy Blyd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/14/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Gabreelle Stewart, Deputy Clerk Jul. 25; Aug. 1, 8, 15, 2025

HOW TO PUBLISH YOUR LEGAL NOTICE CALL 941-906-9386

FOURTH INSERTION

**Public Notice** 

Effective Aug 8, 2025 Loida Roldan,

MD., will no longer be providing care

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

Patients can obtain copies of their

medical records at:

Optum - Sun City

787 Cortaro Dr.

# --- PUBLIC SALES ---

at Optum.

### FOURTH INSERTION **Public Notice**

Effective August 11, 2025, Aparajita Mishra, MD, will no longer be provid-

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

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

Sun City Center, FL 33573 Phone: 1-813-634-2500 Fax: 1-813-634-3008

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

Business

SAVE TIME E-mail your Legal Notice

**Ubserver** legal@businessobserverfl.com

### NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-CA-001133 LESLIE V. THOMPSON, AS TRUSTEE OF THE LESLIE V. THOMPSON REVOCABLE TRUST UNDER TRUST DATED OCTOBER

MARY JO CASTRO, etc., et al.,

19, 1992,

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

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

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

tance of 16.42 feet; thence South 00°05'38" East, a distance of 276.44 feet to the point of curvature of a non tangent curve to the right, having a radius of 502.91 feet; thence along the arc of said curve a distance of 181.39 feet, through a central angle of 20°39'55", (said curve subtended by a 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.

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

Court on this 2 day of July, 2025. VICTOR D. CRIST

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

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

ing care at WellMed.

Patients can obtain copies of their

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

25-02115H

HILLSBOROUGH COUNTY

### 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

# GARY D. LAMAR

Personal Representative 594 Middleton Place Chapel Hill, NC 27516 JAMES P. HINES, JR. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com mgreco@hnh-law.com 25-02249H August 1, 8, 2025

### 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 attor-

ney are set forth below.

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

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

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

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

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

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

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

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

### 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.

administration of the estate of CHARLES DORA SHEETS, also known as CHARLES D. SHEETS, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this

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

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

August 1, 8, 2025

### 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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes. The written demand must be filed with

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

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

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

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

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

Tampa, Florida 33624 /s/ Laurie C. Satel, Esq. Laurie C. Satel, Esq. Florida Bar No: 124841 Satel Law, PLLC 3903 Northdale Blvd. Ste. 100E Tampa, Florida 33624 Phone: 813.563.0636 Fax: 833.801.5443 E-Service: laurie@satellawfirm.com Attorney for Personal Representative 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 NEW-BRIDGE DR, RIVERVIEW, FL 33579.

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

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

DATED on July 29, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT
(SEAL) By: Mustafa Divan
DEPUTY CLERK

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

### 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 repre-

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

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

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

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

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

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

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

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

# 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 n the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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

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

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

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: rudv@suarezlawvers.com Secondary É-Mail:

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

# SECOND INSERTION NOTICE TO CREDITORS

25-02261H

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

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732,228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

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

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

The date of first publication of this notice is: August 1, 2025.
Signed on this 28th day of July,

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

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

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, amna EI 33601-3360 and addresses of the petitioners and the petitioners' attorney are set forth below.

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

The petitioners have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as de scribed in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes. The written demand must be

filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

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

/s/ Brian Alan Neal  $ID\,s1LGT divvpu AYkzvXBA9SQqS$ Brian Alan Neal 300 Tranquility Lane Havana, Florida 32333

/s/ John Michael Neal  $ID\ y8TvUrwMcCTFjgHBcF4UC7S6$ John Michael Neal 35 Smyrna Drive

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



# What is a public notice?

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

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

### --- ESTATE ---

HILLSBOROUGH COUNTY

SECOND INSERTION

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

SUNITA KATYAL,

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORI-DA STATUTES WILL BE FOREVER BARRED

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

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

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

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

August 1, 8, 2025 25-02291H

# SECOND INSERTION

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

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

SOUTH FORK III COMMUNITY

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

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

Road, Riverview, FL 33579. at public sale, to the highest and best bidder, for cash, at www.hillsborough. realforeclose.com, at 10:00 A.M. on August 22, 2025.

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

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

Impaired Line 1-800-955-8770. Dated this 10th day of July, 2025. s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 25-02285H

August 1, 8, 2025

SECOND INSERTION

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

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

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

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

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

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

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

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

# Personal Representative is: ANA CAROLINA SALINAS

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

SECOND INSERTION

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

HEALTH AND TRUST DIVISION FILE NO: 25-CP-002133 IN RE: ESTATE OF

SARAH R. DARABI,

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

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

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

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

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

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

JOHN SHAHRUKH DARABI

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

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

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

Deceased.

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

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

Pursuant to section 733.2121(1), Florida Statutes, the petitioner and her attorney hereby state that a personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in sections 732.216-732.228, applies or may apply, unless a written demand is made by a creditor under section 732.2211.

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

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

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

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH

COUNTY FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 24-CA-006121

WILMINGTON TRUST, NATIONAL

NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN

that, pursuant to the Consent Uni-

form Final Judgment of Foreclosure

dated July 20, 2025, issued in and for

Hillsborough County, Florida, in Case

No. 24-CA-006121, wherein WILM-

INGTON TRUST, NATIONAL ASSO-

CIATION, NOT IN ITS INDIVIDUAL

CAPACITY, BUT SOLELY AS TRUST-

EE OF MFRA TRUST 2014-2 is the

Plaintiff, and CYLENA L. WATERS.

FLORIDA DEPARTMENT OF REV-

ENUE, CITY OF TAMPA, FLORIDA,

HILLSBOROUGH COUNTY CLERK

OF COURT, EDWARD GILBERT-

POWER HOME REMODELING and

UNKNOWN TENANT #1 N/K/A GA-

The Clerk of the Court, VICTOR

BRIELLE JINES are the Defendants.

D. CRIST, will sell to the highest and

best bidder for cash, in accordance

with Section 45.031, Florida Stat-

utes, on October 23, 2025, at elec-

tronic sale beginning at 10:00 AM, at

www.hillsborough.realforeclose.com

the following-described real property as

set forth in said Consent Uniform Final

Judgment of Foreclosure, to wit: LOT 27, KAREN HEIGHTS,

ASSOCIATION, NOT IN ITS

CYLENA L. WATERS, et al.,

TRUST 2014-2.

Plaintiff, v.

Defendants.

INDIVIDUAL CAPACITY, BUT

SOLELY AS TRUSTEE OF MFRA

25-02290H

FLORIDA.

UNCLAIMED.

paired, call 711.

HOWARD LAW

Respectfully submitted,

Boca Raton, FL 33431

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail:

By: /s/ Matthew B. Klein

Matthew B. Klein, Esq.

Florida Bar No.: 73529

August 1, 8, 2025

Pleadings@HowardLaw.com

 $\hbox{E-Mail: Matthew@HowardLaw.com}$ 

4755 Technology Way, Suite 104

SECOND INSERTION

SECOND INSERTION

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

File No. 25-CP-002212 Division B IN RE: ESTATE OF MATTHEW FOX,

**Deceased.**The administration of the estate of MATTHEW FOX, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: MICHAEL EPSTEIN

12681 Toyon Mesa Court San Diego, CA 92130 Attorney for Personal Representative: CRYSTAL O. PARKINSON, ESQ. Florida Bar No. 1032588 Nason Yeager Gerson Harris & Fumero, P.A. 3001 PGA Blvd., Ste. 305 Palm Beach Gardens, FL 33410 Telephone: (561) 686-3307 E-mail Addresses:

cparkinson@nasonyeager.com, kbabka@nasonyeager.com

August 1, 8, 2025 25-02286H

ACCORDING TO THE PLAT

THEREOF RECORDED IN

PLAT BOOK 43, PAGE 79, OF

THE PUBLIC RECORDS OF

HILLSBOROUGH COUNTY,

Property Address: 7906 Edison Ave, Tampa, FL 33604

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS

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 Coordina-

tor, Hillsborough County Courthouse,

800 E. Twiggs St., Room 604, Tampa,

Florida 33602, (813) 272-7040, at least

7 days before your scheduled court ap-

pearance, or immediately upon receiv-

ing this notification if the time before

the scheduled appearance is less than

7 days; if you are hearing or voice im-

Dated: This 28th day of July, 2025.

### SECOND INSERTION

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

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

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

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

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

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

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

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

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

Personal Representative: Panida Chin

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

Telephone: 941-747-1871

August 1, 8, 2025

# 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-002419 Division A IN RE: ESTATE OF PAUL ANDRE CHAVEZ a/k/a PAUL CHAVEZ, Deceased.

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

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

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

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

JAMES P. HINES, JR. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-869 Email: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com

August 1, 8, 2025 25-02292H

# SECOND INSERTION

25-02287H

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

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

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

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 24-CA-001121 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and JUSTINO MONTOYA CHAVEZ and MARTHA CAMPOS, et al. are Defendants. The Clerk, VICTOR D. CRIST, shall sell to the highest and best bidder for cash at HILLSBOROUGH Countv On-Line Public Auction website: https://hillsborough.realforeclose.com, at 10:00 AM on OCTOBER 23, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in HILLSBOROUGH County, Florida, as set forth in said Uniform Final Judgment of Foreclosure to-wit:

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

PLAT BOOK 1, PAGE(S) 132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are an individual with a disability who needs an accommodation in order access court facilities or partici pate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Todd C. Drosky, Esq. FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP One East Broward Boulevard, Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233 |

Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com

04-098865-F00 August 1, 8, 2025

25-02244H



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

25-02263H

### --- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION -WHO MAY CLAIM AN INTEREST CONSTRUCTIVE SERVICE IN THE ESTATE OF DOROTHY A. IN THE CIRCUIT COURT OF THE DANIELS A/K/A DOROTHY THIRTEENTH JUDICIAL CIRCUIT DANIELS F/K/A DOROTHY A. IN AND FOR HILLSBOROUGH BUARD (KITTY), DECEASED, COUNTY, FLORIDAGENERAL JURISDICTION Defendant(s).

DIVISION TO: THE UNKNOWN HEIRS, BEN-CASE NO. 25-CA-005858 BANK OF NEW YORK MELLON EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDI-TRUST COMPANY, N.A. AS TORS, TRUSTEES AND ALL OTHERS OWNER TRUSTEE FOR WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOROTHY A. MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, DANIELS A/K/A DOROTHY DAN-IELS F/K/A DOROTHY A. BUARD (KITTY), DECEASED, and THE UNKNOWN HEIRS, BENEFICIA-Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS TRUSTEES AND ALL OTHERS WHO

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

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property: LOT 11 AND THE WEST 26.8 FEET OF LOT 12 A.W CUS-

CADEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF HILLSBOROUGH COUN-

TY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before September 3, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29th day of July, 2025.

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

DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-301006

August 1, 8, 2025 25-02295H

### SECOND INSERTION

NOTICE OF FORECLOSURE SALE wick Ave, Tampa, FL 33647 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-007488

DIVISION: J NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment or Order dated 7/18/2025 entered in Civil Case No. 24-CA-007488 DIVISION: J in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVIC-ING, Plaintiff and RACHEL VARGAS; SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.; RICHMOND PLACE OWNERS ASSOCIATION, INC.; RICHMOND PLACE PROP-ERTY OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on September 18, 2025 the following described property as set forth in said Final Judgment,

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

Property Address: 8408 Fen-

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

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an ac-commodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324

Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelley kronenberg.com/s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 2390.000320 25-02278H August 1, 8, 2025

NOTICE OF SALE

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

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

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

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

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

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

the South 453 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4, LESS the South 33 feet for County Road and LESS the West 320.4 feet and LESS the East 130 feet of the South half of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida.

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

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

The North 300.00 feet of the South 333.00 feet of the East 290.40 feet of the West 320.40 feet of the Southwest 1/4 of the Southeast 1/4 of the South west 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS AND EXCEPT that part conveved to Hillsborough County, a political subdivision of the State of Florida by Deed recorded in Official Records Book 6954, Page 1445.

Parcel IV

SECOND INSERTION

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

LESS: PARCEL: HOUSE PROPERTY LEGAL PER PA PAGE FOLIO

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

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

Land, Lutz, Florida 33559 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form

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

and submit to 800 E. Twiggs Street,

# **PUBLISH YOUR**

# **LEGAL** NOTICE

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

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

# Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



# SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 23-CA-017406 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUSTIN L. BASS; SIERRA GIZELLE BASS; JUSTIN BASS AKA JUSTIN L. BASS, AS THE FATHER AND NATURAL GUARDIAN OF ALICIA GRACE BASS, A MINOR; JUSTIN BASS AKA JUSTIN L. BASS, AS THE FATHER AND NATURAL GUARDIAN OF HANNAH ELIZABETH BASS, A MINOR: FOUNDATION FINANCE COMPANY LLC; HAWKS POINT HOMEOWNERS ASSOCIATION. INC.; HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY, FLORIDA: UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2). VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough. realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 24 day of September, 2025, the following described property as set forth

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

RICHWOOD PIKE DR, RUSKIN,

FL 33570

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

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

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

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-03730 25-02234H August 1, 8, 2025

### NOTICE OF FORECLOSURE SALE (2319 S 50th Street,

SECOND INSERTION

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

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

Plaintiff, v. MAURICIO DOMINGUEZ; UNKNOWN TENANT #1 in possession of 2319 S 50th Stre UNKNOWN TENANT #2 in possession of 2319 S 50th Street; UNKNOWN TENANT #1 in possession of 2301 S 49th Street; UNKNOWN TENANT #2 in possession of 2301 S 49th Street; UNKNOWN TENANT #1 in possession of 2922 N 60th Street; UNKNOWN TENANT #2 in possession of 2922 N 60th Street; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED.

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

Commence at the southeast corner of the NE1/4 of the SE1/4 of Section 28, Township 29 South, Range 19 East, then run West 301.55 feet for a point of beginning, thence run North 99 feet to a point 301.29 feet West of the east boundary of Section 28, Township 29 South, Range 19 East, thence run East 125.29 feet, thence run South 99

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

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

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

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

Attorneys for Plaintiff August 1, 8, 2025

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