

# Public Notices

## HILLSBOROUGH COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

FIRST INSERTION
<b>LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT</b>
<b>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF ATTORNEY-CLIENT SHADE SESSION; AND NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING.</b>

The Board of Supervisors (“**Board**”) of the Lake St. Charles Community Development District (“**District**”) will hold a public hearing on September 3, 2025, at 2:00 p.m. at the Lake St. Charles Community Clubhouse, 6801 Colonial Boulevard, Riverview, Florida 33578, for the purpose of hearing comments and objections on the adoption of the proposed budget (“**Proposed Budget**”) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”). A special board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. An attorney-client shade session will also be held at that time. The attorney-shade session is expected to start at 2:00 p.m. or immediately after the conclusion of the District’s Special Board Meeting, whichever is later.

A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., at 2700 S Falkenburg Rd Ste. 2745, Riverview, FL 33578 Phone: (813) 533 - 2950 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://www.lakestcharles.org/>.

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

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Ruben Durand  
Ruben Durand, District Manager  
August 15, 22, 2025

25-02408H

FIRST INSERTION
<b>Exhibit A</b> <b>Notice of Meetings</b> <b>Fiscal Year 2025-2026</b> <b>Panther Trace Community Development District</b>

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Panther Trace Community Development District shall be held at 6:00 p.m. at the Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, Florida on the following dates:

October 28, 2025  
November 25, 2025  
January 27, 2026  
February 24, 2026  
March 24, 2026  
April 28, 2026  
May 26, 2026  
June 23, 2026  
July 28, 2026  
August 25, 2026  
September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, Extension 398, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta District Services at (321) 263-0132, Extension 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Vesta District Services, District Management  
August 15, 2025

25-02413H

FIRST INSERTION
<b>NOTICE OF WORKSHOP MEETING</b> <b>PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT</b>

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Parkway Center Community Development District will hold a Special Workshop to address any and all business which may properly come before them related to the Employee Benefits and Resident Rental Agreements on Wednesday, August 27, 2025 at 5:00 p.m., at the Parkway Center CDD Clubhouse located at 7461 S. Falkenburg Road, Riverview, FL 33578. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting/workshop may be continued in progress without additional notice to a time, date, and location stated on the record

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Alba Sanchez, District Manager  
August 15, 2025

25-02379H

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> 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 <a href="http://www.selfstorageauction.com">www.selfstorageauction.com</a> on 09/04/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3145    Jennifer Monzon    Appliances, artwork, boxes, totes, furniture, sports

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 15, 22, 2025

25-02382H

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> 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 <a href="http://www.selfstorageauction.com">www.selfstorageauction.com</a> on 09/04/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

C-612    Williams, Alysha    clothing furniture electronics  
7-95    Edwards Sr, Actavious    totes boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.  
August 15, 22, 2025

25-02383H

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> 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 <a href="http://www.selfstorageauction.com">www.selfstorageauction.com</a> on 9/4/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

A247    Derrick Matis    Lamps, electronics, sports equipment  
D208    Ryan Culpepper    Appliances, artwork, bedding, furniture, sports equipment, toys  
B048    Michelle Robertson    Household goods

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390  
August 15, 22, 2025

25-02384H

FIRST INSERTION
<b>NOTICE UNDER FICTITIOUS NAME LAW</b> <b>Pursuant to F.S. §865.09</b> HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GreenGlow Gardens, located at 8226 Summer Wood Ln, in the City of Riverview, County of Hillsborough, State of FL, 33578, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 8 August, 2025. Bryan Kent Lewis, Cassandra Lee Muller 8226 Summer Wood Ln Riverview, FL 33578 August 15, 2025

25-02404H

FIRST INSERTION
<b>NOTICE UNDER FICTITIOUS NAME LAW</b> <b>Pursuant to F.S. §865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Sweet Scarlett, located at 4209 W Broad Street, in the City of Tampa, County of Hillsborough, State of FL, 33614, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 7 August, 2025. Heidi Ann Gomez 4209 W Broad Street Tampa, FL 33614 August 15, 2025

25-02399H

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE:</b> Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 09/13/2025 08:30 AM at 5715 W LINEBAUGH AVE, TAMPA, FL 33624 pursuant to subsection 713.78 of the Florida Statutes. 1GYFK53219R121847 2009 CADILLAC ESCALADE SPORT August 15, 2025

25-02389H

FIRST INSERTION
<b>LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT</b> <b>NOTICE OF MEETINGS FOR FISCAL YEAR 2026</b>

The Board of Supervisors (“**Board**”) of the Lake St. Charles Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2026 at the Lake St. Charles Community Clubhouse, 6801 Colonial Boulevard., Riverview, Florida 33578, on the first Wednesday of every month at 5:00 p.m. unless otherwise indicated as follows:

**October 1, 2025**  
**November 5, 2025**  
**December 3, 2025**  
**January 7, 2026**  
**February 4, 2026**  
**March 4, 2026**  
**April 1, 2026**  
**May 6, 2026**  
**June 3, 2026**  
**July 1, 2026**  
**August 5, 2026**  
**September 2, 2026**

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 S Falkenburg Rd, Ste. 2745, Riverview, FL 33578 Phone: (813) 533-2950 (“**District Manager’s Office**”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Ruben Durand  
Ruben Durand, District Manager  
August 15, 2025

25-02409H

FIRST INSERTION
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that Ronny E Perez / CHURCH OF GOD LA SENDA ANTIGUA INC will engage in business under the fictitious name GENERATION CHURCH, with a physical address 4810 North Howard Avenue Tampa, FL 33603, with a mailing address 4810 North Howard Avenue Tampa, FL 33603, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. August 15, 2025

25-02414H

FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of THUNDER BOLT MULTI SPORTS located at 1212 W Del Webb Blvd in the City of SUN CITY CENTER, Hillsborough County, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 29th day of July, 2025. Michael Gardner August 15, 2025

25-02419H

FIRST INSERTION
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION <b>CASE NUMBER:</b> <b>24-DR-012540</b> <b>IN RE: THE MARRIAGE OF: JUAN PINA RAMIREZ, Petitioner/Husband, and JOHANNA GUADELUPE LOPEZ Respondent/Wife.</b> TO: JOHANNA GUADELUPE LOPEZ 5641 PECAN ROAD OCALA, FL 34472 YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage without Dependent or Minor Children has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KERYA L. KOEUT, ESQUIRE, Petitioner’s attorney, whose address is 5625 Central Avenue, St. Petersburg, FL 33710, on or before SEPT. 8, 2025, and file the original with the Clerk of this Court at Hillsborough County Clerk of Court, 419 Pierce St., Rm #125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601, before service on a Petitioner’s attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demand-

FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Karts USA LLC located at 8602 Temple Terrace Hwy Building D Unit 21, in the County of Hillsborough, in the City of Tampa, Florida 33637 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 08Th day of August, 2025. Atlus Racing LLC August 15, 2025

25-02403H

FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Road Race Management located at 1212 W Del Webb Blvd in the City of SUN CITY CENTER, Hillsborough County, FL 33573 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 29th day of July, 2025. Michael Gardner August 15, 2025

25-02418H

FIRST INSERTION
ed in the Petition. Copies of all Court documents in this case, including Orders, are available at the Clerk of the Circuit Court’s Office. You may review these documents upon request. You must keep the Clerk of Circuit Court’s office notified of your current address. (You may file a Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk’s office. WARNING: Rule 12.285, Florida Family Law rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMODATIONS SHOULD CALL (813) 464-4062 (V/TDD), NO LATER THAN SEVEN (7) DAYS PRIOR TO ANY PROCEEDING. WITNESS my hand and seal of this Court on AUG 01 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Martha Concilio Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025

25-02375H

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

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

Rarely do consumers specifically search online for public notices.





FIRST INSERTION	
<b>NOTICE OF ADMINISTRATIVE COMPLAINT TO: NIXON FERNANDEZ-LAMBERT</b> <b>CASE: APD 25-018</b> <b>LICENSE: 5976-SC</b> <p>The Agency for Persons with Disabilities hereby gives notice of the issuance of an ADMINISTRATIVE COMPLAINT seeking the entry of a Final Order imposing an administrative fine, suspension, revocation, non-renewal of license, or any other sanction, corrective actions, restrictions, or conditions authorized by statute or rule. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by filing a written request for hearing with the APD Agency Clerk. You must file your request for hearing with the Agency Clerk by hand delivery, express delivery service, U.S. mail, facsimile transmission, or by email at the following address: Agency for Persons with Disabilities, Attention: Agency Clerk, 4030 Esplanade Way, Suite 335, Tallahassee, FL 32399; e-mail: APD.AgencyClerk@APDcares.org; fax: (850) 410-0665. If the Agency Clerk does not receive a request for hearing by 21 days from the date of the last publication, you waive the right to a hearing, and the Agency will issue a default Final Order.</p> <p>Aug. 15, 22, 29; Sep. 5, 2025</p>	
25-02381H	
FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tampa RV Rentals located at 11711 Messler Rd, in the City of Gibsonton, Hillsborough County, FL 33534 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 11th day of August, 2025.</p> <p>Richard Pinkall-Pollei</p>	
25-02424H	
FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b> <p>Notice is hereby given that on 08/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2014 JACB mobile home bearing vehicle identification numbers JACFL31938A and JACFL31938B, and all personal items located inside the mobile home. Last Tenant: Cleveland B.Bynum Jr. and Margaret Frances Bynum. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.</p> <p>August 15, 22, 2025</p>	
25-02444H	
FIRST INSERTION	
<b>Fictitious Name Notice</b> <p>Notice is hereby given that SLIME COUNTRYSIDE, CORP, OWNER, desiring to engage in business under the fictitious name of SLIME KITCHEN located at 3225 MCLEOD DRIVE SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.</p> <p>August 15, 2025</p>	
25-02434H	
FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LS Consulting located at 1019 New Winsor Loop, in the County of Hillsborough, in the City of Sun City Center, Florida 33573 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated at Sun City Center, Florida, this 11TH day of August, 2025.</p> <p>LS SIGNATURE TRAVEL LLC</p>	
25-02429H	
FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW</b> <b>Pursuant to F.S. §865.09</b> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Miracle Hands, located at 510 east Harrison street 409, in the City of Tampa, County of Hillsborough, State of FL, 33602, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.</p> <p>Dated this 12 August, 2025.</p> <p>Justin Ross</p> <p>510 east Harrison street 409</p> <p>Tampa, FL 33602</p>	
25-02433H	

CHECK OUT YOUR LEGAL NOTICES

1:33

Done

floridapublicnotices.com

FIRST INSERTION													
<b>Public Notice</b> <p>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 918089 from Hillsborough County Public Schools, 3838 North 50th Street, Tampa, FL 33619. Application received: 5/15/25. Proposed activity: Driveway &amp; Parking Lot. Project name: Brooker Elementary School Parent Loop &amp; Parking Improvements. Project size: Less than 3 acres. Location: Section 35 Township 29S Range 20E in Hillsborough County. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application &amp; Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.</p> <p>August 15, 2025</p>													
25-02427H													
FIRST INSERTION													
<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File No. 25-CP-002612</b> <b>Division B</b> <b>IN RE: ESTATE OF JACK RUSSELL MALONE, Deceased.</b> <p>The administration of the estate of Jack Russell Malone, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF</p>													
25-02417H													
FIRST INSERTION													
<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File No. 25-CP-001440</b> <b>IN RE: ESTATE OF KENNETH RAY BOULDIN a/k/a Kenneth R. Bouldin Deceased.</b> <p>The administration of the Estate of Kenneth Ray Bouldin a/k/a Kenneth R. Bouldin, deceased, whose date of death was August 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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,</p>													
25-02387H													
FIRST INSERTION													
<b>Notice of Meetings</b> <b>Fiscal Year 2025/2026</b> <b>K-Bar Ranch Community Development District</b> <p>As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the K-Bar Ranch Community Development District shall be held at <b>6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.</b> The meeting dates are as follows:</p> <table><tr><td>October 1, 2025</td></tr><tr><td>November 5, 2025</td></tr><tr><td>December 3, 2025</td></tr><tr><td>January 7, 2026</td></tr><tr><td>February 4, 2026</td></tr><tr><td>March 4, 2026</td></tr><tr><td>April 1, 2026</td></tr><tr><td>May 6, 2026</td></tr><tr><td>June 3, 2026</td></tr><tr><td>July 1, 2026</td></tr><tr><td>August 5, 2026</td></tr><tr><td>September 2, 2026</td></tr></table> <p>The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.</p> <p>There may be occasions when one or more supervisors will participate by telephone or other remote device.</p> <p>In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.</p> <p>Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p> <p>Kai, District Management</p>		October 1, 2025	November 5, 2025	December 3, 2025	January 7, 2026	February 4, 2026	March 4, 2026	April 1, 2026	May 6, 2026	June 3, 2026	July 1, 2026	August 5, 2026	September 2, 2026
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<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File No. 25-CP-000208</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF RALPH BURTON, Deceased.</b> <p>The administration of the estate of RALPH BURTON, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Room 445 - Edgecomb Courthouse, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF</p>													
25-02400H													
FIRST INSERTION													
<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File Number: 24-CP-003566</b> <b>Division: A</b> <b>IN RE: ESTATE OF RICHARD ROBERT CRAWFORD II Deceased.</b> <p>The administration of the estate of RICHARD ROBERT CRAWFORD II, deceased, whose date of death was August 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>													
25-02392H													
FIRST INSERTION													
<b>NOTICE TO CREDITORS</b> <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> <b>PROBATE DIVISION</b> <b>File No. 25-CP-002644</b> <b>Division A</b> <b>IN RE: ESTATE OF ELIZABETH S. BURDA Deceased.</b> <p>The administration of the estate of Elizabeth S. Burda, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>													
25-02378H													

h

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 15, 2025.

**Personal Representative:**  
**EBONY BURTON**  
415 Morgan Falls Rd #8302  
Sandy Springs, GA 30350  
Attorney for Personal Representative: PIERRE A.L. MOMMERS, Esquire, P.A.  
Florida Bar Number: 080731  
MOMMERS & COLOMBO  
Attorneys-At-Law  
2020 W. Eau Gallie Blvd., Suite 106  
Melbourne, Florida 32935  
Telephone: (321) 751-1000  
Fax: (321) 751-1001  
E-Mail: pierre@mommerscolombo.com  
Secondary E-Mail: sburke@mommerscolombo.com  
August 15, 22, 2025

25-02400H





--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002675  
IN RE: ESTATE OF  
BONNIE E. LEBARRON,  
aka BONNIE EM LEBARRON  
Deceased.

The administration of the estate of BONNIE E. LEBARRON, also known as BONNIE EM LEBARRON, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 15, 2025.

**GAIL B. LEBARRON**  
**Personal Representative**  
301 North Canal Street  
Ruskin, FL 33570

James P. Hines, Jr., Esq.  
Attorney for Personal Representative  
Florida Bar No. 61492  
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 15, 22, 2025 25-02442H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002316  
IN RE: ESTATE OF  
DAVID W STICKELL  
Deceased.

The administration of the estate of DAVID W STICKELL, deceased, whose date of death was April 26, 2025 is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 15, 2025.

**Personal Representative**  
**Ellen Rachel Sassani**  
5402 Venetia Place  
Tampa, FL 33617

Attorney for Personal Representative  
Quikeef Simmons, CPA, Esq.  
E-Mail Addresses:  
qsimmmons@sblgp.com/  
admin@sblgp.com  
Florida Bar No. 1022482  
Simmons Business Law Group, PLLC  
401 E. Jackson Street Suite 3300  
Tampa, FL. 33602  
Telephone: (813) 701-2625/  
Fax (813) 756-2587  
August 15, 22, 2025 25-02432H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002629  
IN RE: ESTATE OF  
LEROY HENRY LOPEZ,  
aka HENRY L. LOPEZ  
Deceased.

The administration of the estate of LEROY HENRY LOPEZ, also known as HENRY L. LOPEZ, deceased, whose date of death was December 8, 2024, 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 representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 15, 2025.

**EUGENE LEROY LOPEZ**  
**Personal Representative**  
7811 N. Matanzas Avenue  
Tampa, FL 33614

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com  
August 15, 22, 2025 25-02407H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002553  
IN RE: ESTATE OF  
DIANNE D. YOUNG,  
aka DIANNE DEBRA YOUNG  
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is: August 15, 2025.

**OTIS R. YOUNG**  
**Personal Representative**  
PO Box 2903  
Valdosta, GA 31604

Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com  
August 15, 22, 2025 25-02398H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002417  
Division B  
IN RE: ESTATE OF  
ROLF SULZBERGER,  
Deceased.

The administration of the estate of ROLF SULZBERGER, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025

**JULIE M. GODDARD**  
**Personal Representative**  
P.O. Box 273792  
Tampa, FL 33688

JAMES P. HINES, JR., ESQ.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email:  
mgreco@hnh-law.com  
August 15, 22, 2025 25-02401H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-001409  
IN RE: ESTATE OF  
EMMA LISSA YATES  
a/k/a Emma B. Yates  
Deceased.

The administration of the Estate of Emma Lissa Yates a/k/a Emma B. Yates, deceased, whose date of death was October 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

**Personal Representative:**  
**Lorenza Barnes**  
10911 Spyglass Hill  
Bowie, Maryland 20721

Attorney for Personal Representative:  
Cyrus Malhotra, Esq.  
Florida Bar Number: 0022751  
THE MALHOTRA LAW FIRM P.A.  
3903 Northdale Blvd., Suite 100E  
Tampa, FL 33624  
Telephone: (813) 902-2119  
Fax: (727) 290-4044  
E-Mail:  
filings@FLprobatesolutions.com  
Secondary E-Mail:  
cortney@FLprobatesolutions.com  
August 15, 22, 2025 25-02402H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002658  
IN RE: ESTATE OF  
JOAQUIN FRANCISCO TORRES  
Deceased.

The administration of the estate of Joaquin Francisco Torres, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 15, 2025.

**Andres Roberto Torres**  
**Personal Representative**  
8536 Sandalwood Drive  
Darien, IL 60561

Rebecca Bell  
Attorney for Personal Representative  
Email Addresses:  
rebecca@delzercoulter.com  
Florida Bar No. 0223440  
7920 US-19 Highway  
Port Richey, FL 34668  
Telephone: (727) 848-3404  
August 15, 22, 2025 25-02388H

FIRST INSERTION

**NOTICE TO CREDITORS**  
(summary administration)  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File Number: 25-CP-002608  
Division: A  
IN RE: ESTATE OF  
EILEEN ANNE MEURER a/k/a  
EILEEN A. MEURER  
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of EILEEN ANNE MEURER a/k/a EILEEN A. MEURER, deceased, File Number 25-CP-002608; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was March 28, 2025; that the total value of the estate is \$61,165.42 consisting of intangible personal property (life insurance policy) and that the names and addresses of those to whom it has been assigned by such order are:  
Beneficiary:  
EILEEN A. MEURER 2003 TRUST, dated August 18, 2003, as amended and restated 16215 Talavera de Avila Tampa, Florida

33613  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 15, 2025.

**Person Giving Notice:**  
**William J. Meurer**  
16215 Talavera de Avila  
Tampa, Florida 33613

Attorney for Person Giving Notice:  
Olin Shivers, Esq.  
Florida Bar No. 358037  
Foley & Lardner, LLP  
100 N. Tampa Street, Suite 2700  
Tampa, Florida 33602  
Telephone: 813-229-2300  
Email: oshivers@foley.com  
August 15, 22, 2025 25-02393H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002691  
Division A  
IN RE: ESTATE OF  
LINDA TAGGART,  
Deceased.

The administration of the estate of LINDA TAGGART, deceased, whose date of death was November 29, 2024,

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER

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

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

The personal representative has no

duty to discover whether any 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 15, 2025.

**DOUGLAS B. STALLEY**  
**Personal Representative**  
16637 Fishhawk Blvd., Suite 106  
Lithia, FL 33547

JAMES S. EGGERT  
Attorney for Personal Representative  
Florida Bar No. 949711  
EGGERT FITZPATRICK  
811-B Cypress Village Blvd.  
Ruskin, FL 33573  
Telephone: (813) 633-3396  
Email: jim@eggfitz.com  
Secondary Email: leslie@eggfitz.com  
August 15, 22, 2025 25-02443H



--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>Case No. 24-CC-6645</b> <b>APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the FL-2302 Land Trust, Plaintiff, v. RAYMOND GUERRERO and STEPHANIE LYNN ZELAYA, Defendants.</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on August 3, 2025 in Case No. 24-CC-6645 in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein APEX LAND HOLDINGS, LLC, a Utah limited liability company, as Trustee of the FL-2302 Land Trust is the Plaintiff and RAYMOND GUERRERO and STEPHANIE LYNN ZELAYA are the Defendants. The Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 3, 2025 at 10:00 a.m. the following described real property:</p> <p>Lot 14, BlockD, SUMMERFIELD VILLAGE 1, TRACT 7, PHASE 3A, according to the plat thereof, as recorded in Plat Book 87, Page 87, of the Public Records of Hillsborough County, Florida.</p> <p>More commonly known as: 13010 Boatswain Mate Drive, Riverview, FL 33579</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS OF THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>/s/ Vestalia Aylsworth Vestalia Aylsworth, Esq. Law Office of Vestalia Aylsworth 12307 SW 143rd Ln Miami, FL 33186-6026 Telephone: (305) 282-6020 vestalia@live.com Fla. Bar No. 111007 Counsel for Plaintiff August 15, 22, 2025</p>	<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>Case No. 24-CC-9220</b> <b>FUNICK, LLC, a Florida limited liability company, Plaintiff, v. FUBAR ASSETS, LLC, as Trustee of the 4319 Balington Drive Land Trust, Defendant.</b> NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on June 2, 2025 in Case No. 25-CC-9220 in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein FUBAR ASSETS, LLC, as Trustee of the 4319 Balington Drive Land Trust is the Defendants. The Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 3, 2025 at 10:00 a.m. the following described real property:</p> <p>Lot 10, Block 5, Buckhorn Preserve-Phase I, according to the plat thereof, as recorded in Plat Book 91, Page(s) 44, of the Public Records of Hillsborough County, Florida.</p> <p>a.k.a. 4319 Balington Drive, Valrico, FL 33596</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS OF THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>/s/ Vestalia Aylsworth Vestalia Aylsworth, Esq. Law Office of Vestalia Aylsworth 12307 SW 143rd Ln Miami, FL 33186-6026 Telephone: (305) 282-6020 vestalia@live.com Fla. Bar No. 111007 Counsel for Plaintiff August 15, 22, 2025</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 23-CA-012465</b> <b>MIDFIRST BANK, Plaintiff, VS. LUCILLE JOYCE BRYSON; UNKNOWN SPOUSE OF LUCILLE JOYCE BRYSON; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; HAWKS POINT WEST HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 14, 2024 in Civil Case No. 23-CA-012465, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDFIRST BANK is the Plaintiff, and LUCILLE JOYCE BRYSON; UNKNOWN SPOUSE OF LUCILLE JOYCE BRYSON; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; HAWKS POINT WEST HOMEOWNERS' ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at</p>	

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<p><b>AMENDED NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>Civil Division</b> <b>Case No.: 24-CA-009128</b> <b>DKC LENDING, LLC, a Florida limited liability company, Plaintiff, v. 2602 S 69TH LLC, a Florida limited liability company; STATE FARM FIRE AND CASUALTY COMPANY a/s/o WILFRID PREVAL, a foreign profit corporation; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; PROTEK PROPERTY SOLUTIONS, INC, a Florida profit corporation; XAVIER M. THOMPSON; ROBERT C. BLAND; and UNKNOWN TENANT IN POSSESSION, Defendants.</b> NOTICE IS HEREBY GIVEN, that pursuant to the Uniform Final Judgment of Foreclosure (Count I) dated August 5, 2025, entered in Case No.: 24-CA-009128 of the Circuit Court in and for Hillsborough County, Florida, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest bidder for cash, on September 22, 2025 at 10:00 a.m., at the Clerk of the Circuit Court, online at http://www.hillsborough.realforeclose.com, the following described real prop-</p>	<p>erty as set forth in the Final Judgment of Foreclosure: Lot 9, Block 4, and the South 1/2 of a vacated 60 foot street (9th Street North) abutting on the North boundary of Lot 9, Subdivision of Tracts 15 &amp; 16 of South Tampa, in the Southwest 1/4 Section 26, Township 29 South, Range 19 East, according to the Plat thereof, recorded in Plat Book 6, Page(s) 3, of the Public Records of Hillsborough County, Florida.</p> <p>Property Address: 2602 S. 69th Street, Tampa, Florida.</p> <p>NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>Dated this 7th day of August 2025.</p> <p>/s/Torrey C. Taylor Torrey C. Taylor Florida Bar No.: 100053 August 15, 22, 2025</p>
	25-02416H

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<p><b>NOTICE OF SALE</b> IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION <b>Case No. 29-2023-CA-014400</b> <b>Division B</b> <b>RESIDENTIAL FORECLOSURE</b> <b>Section I</b> <b>UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I Plaintiff, vs. PARIS L. DAVIS A/K/A PARIS DAVIS A/K/A PARIS L. DAVIS, JR., UNKNOWN SPOUSE OF PARIS L. DAVIS A/K/A PARIS DAVIS A/K/A PARIS L. DAVIS, JR., AND UNKNOWN TENANTS/OWNERS, Defendants.</b> Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 2, 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:</p> <p>LOT 13, BLOCK 73, MAP OF PART OF PORT TAMPA CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE WEST ¼ VACATED ALLEY RIGHT OF WAY ABUTTING SUBJECT PROPERTY..</p> <p>and commonly known as: 6826 S DE</p>	<p>SOTO ST, TAMPA, FL 33616; 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 October 6, 2025 at 10:00 AM.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this August 7, 2025</p> <p>By:/s/ Donna S. Glick Donna S. Glick Attorney for Plaintiff (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 320250/2321575/CMP August 15, 22, 2025</p>
	25-02397H

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<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION <b>Case No.: 23-CA-015858</b> <b>Division: C</b> <b>AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants,</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, Dr. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on October 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>LOT 26, BLOCK 14, AYER-SWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF</p>	<p>THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Folio: 077952-6336 a.k.a. 10829 Carloway Hills Dr PIN: U-29-31-20-98M-000014-00026.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>/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 15, 22, 2025</p>
	25-02391H

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<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION <b>Case No.: 25-CA-002126</b> <b>Division: C</b> <b>STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. EDWIN QUINONES, Defendants,</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 25-CA-002126 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., is the Plaintiff, and EDWIN QUINONES, et al., are the Defendants, Clerk of Court Victor D. Crist 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 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>Lot 67. in Block 37 of AYER-SWORTH GLEN PHASE 3B, according to the plat thereof, as recorded in Plat Book 134, Page 91, of the Public Records of Hillsborough County, Florida..</p>	<p>Folio: 077952-7702 a.k.a. 10421 Carloway Hills Drive PIN: U-29-31-20-B5R-000037-00067.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>/s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esq. Fla. Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, Florida 33711 Telephone- 727/440-4407 Primary E-mail: szetrouer@zp-legal.com Secondary: cos2@zp-legal.com August 15, 22, 2025</p>
	25-02386H

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<p><b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CIRCUIT CIVIL DIVISION</b> <b>Case No.: 24-CA-006556</b> <b>FABRICIO MENDEIRO, Plaintiff, v. JOSE INACIO PEREIRA and UNKNOWN SPOUSE OF JOSE INACIO PEREIRA, Defendants.</b> NOTICE IS GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated the 9th day of June 2025, in Case No. 24-CA-006556, of the Circuit Court of Hillsborough County, Florida, in which JOSE INACIO PEREIRA and UNKNOWN SPOUSE OF JOSE INACIO PEREIRA, are the Defendants, the Clerk of this Court will sell to the highest and best bidder on hillsborough.realforeclose.com at 10:00 a.m. on September 8, 2025, the following described property set forth in the Order of Final Judgment:</p> <p>Legal Description: The East ½ of Lot 66 of Green Grass Acres First Addition, according to the map or plat thereof as recorded in Plat Book 41, Page 59, of the Public Records of Hillsborough</p>	<p>County, Florida. C/K/A: 8717 S. Meadowview Cir., Tampa, Florida 33625 Parcel ID #: A0039920000</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:</p> <p>800 E. Twigg's Street, Room 604 Tampa, FL 33602 Phone: (813) 276-8401</p> <p>Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 6th day of August 2025.</p> <p>Respectfully submitted, BROWN &amp; KIMPTON, P.A. By: /s/ Colton L. Chrimes Colton L. Chrimes, Esq. FBN #1011767 29750 US Hwy 19 N Suite 205 Clearwater, FL 33761 Office (813) 528-4044 Facsimile (813) 855-8485 eservice@brownkimptonlaw.com Attorney for Plaintiff August 15, 22, 2025</p>
	25-02380H

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 23-CA-014910</b> <b>CWS INVESTMENTS, INC., Plaintiff, VS. CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 17, 2025 in Civil Case No. 23-CA-014910, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, CWS INVESTMENTS, INC. is the Plaintiff, and CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on October 6, 2025 at 10:00:00 AM EST the following described real property as</p>	<p>set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT 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. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 6th day of August, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.08.06 11:49:32-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com August 15, 22, 2025</p>
	25-02377H



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ACTIONS / SALES

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FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-000151</b> <b>MCLP ASSET COMPANY, INC., Plaintiff, vs.</b> <b>SUZAN KAYAL; CHRISTINE KAYAL A/K/A CHRISTINE VISCONTI A/K/A CHRISTINE VISCONTI-; UNKNOWN SPOUSE OF SUZAN KAYAL N/K/A ANTHONY KAYAL; UNKNOWN SPOUSE OF CHRISTINE KAYAL A/K/A CHRISTINE VISCONTI; CROSS CREEK PARCEL D PHASE I HOMEOWNER'S ASSOCIATION, INC.; CROSS CREEK II MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 17, 2025 in Civil Case No. 25-CA-000151, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, MCLP ASSET COMPANY, INC. is the Plaintiff, and SUZAN KAYAL; CHRISTINE KAYAL A/K/A CHRISTINE VISCONTI A/K/A CHRISTINE VISCONTI-; UNKNOWN SPOUSE OF SUZAN KAYAL N/K/A ANTHONY KAYAL; UNKNOWN SPOUSE OF CHRISTINE KAYAL A/K/A CHRISTINE VISCONTI; CROSS CREEK PARCEL D PHASE I HOMEOWNER'S ASSOCIATION, INC.; CROSS CREEK II MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-</p>
<p>TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on November 10, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 33, BLOCK 3, CROSS CREEK PARCEL "D" PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE(S) 21, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 11th day of August, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.08.11 09:55:20-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1133-3668B August 15, 22, 2025 25-02422H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA</p> <p><b>CIRCUIT CIVIL DIVISION</b></p> <p><b>CASE NO.: 2023-CA-011625</b></p> <p><b>U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v.</b> <b>CORNELIUS LOWREZ JONES, et al., Defendants.</b></p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated July 31, 2025, issued in and for Hillsborough County, Florida, in Case No. 2023-CA-011625, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V is the Plaintiff, and CORNELIUS LOWREZ JONES, LISA DENISE ROUX-JONES, DARRIELL K. WILLIAMS, STATE OF FLORIDA, DEPARTMENT OF REVENUE, CLERK OF THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA and RIVER-BEND WEST COMMUNITY ASSOCIATION, INC. are the Defendants.</p> <p>The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 01, 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:</p> <p>LOT 33, BLOCK 4, RIVER-</p>
<p>BEND WEST PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 219, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 108 Cascade Bend Drive, Ruskin, FL 33570</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 8th day of August, 2025.</p> <p>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 15, 22, 2025 25-02411H</p>

<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>GENERAL JURISDICTION</b></p> <p><b>DIVISION</b></p> <p><b>Case No. 15-CA-006944</b> <b>REGIONS BANK DBA REGIONS MORTGAGE, Plaintiff, vs.</b> <b>Kevin P. O'Brien, et al., Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered</p>
<p>in Case No. 15-CA-006944 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein REGIONS BANK DBA REGIONS MORTGAGE is the Plaintiff and Kevin P. O'Brien; Any and All Unknown Parties Claiming By Through Under and Against the Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants; Marisa A. O'Brien a/k/a Marisa O'Brien ; Regions Bank; Van Dyke Farms Homeowners' Association, Inc.;</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO. 23-CA-015601</b> <b>MIDFIRST BANK Plaintiff, v.</b> <b>THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF VICTOR RICHARD FRUCCI, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF LILA MAE FRUCCI, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF FAITH MARY PERRY A/K/A FAITH MARY FRUCCI, DECEASED; OSMOND M. WINSTON A/K/A OSMOND MONTGOMERY WINSTON A/K/A OSMAND M. WINSTON; BRUCE T. FRUCCI A/K/A BRUCE THOMAS FRUCCI; DEBRA A. FRUCCI A/K/A DEBRA ANN TIETJE; PETER MICHAEL PERRY A/K/A PETER PERRY; DAWN MARY PERRY A/K/A DAWN M. PHILLIPS; UNKNOWN SPOUSE OF OSMOND M. WINSTON A/K/A OSMOND MONTGOMERY WINSTON A/K/A OSMAND M. WINSTON; UNKNOWN TENANT 2; JERLISA ARNELLE NADURA WINSTON; UNKNOWN SPOUSE OF JERLISA ARNELLE NADURA WINSTON; UNKNOWN TENANT 1; Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 07, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:</p> <p>LOT 25, BLOCK 9, HENDERSON ROAD SUBDIVISION UNIT NUMBER 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS BEGIN AT THE EASTERLY MOST CORNER OF LOT 25, BLOCK 9, AND THE NORTH-</p>
<p>ERLY RIGHT OF WAY OF AIRVIEW DRIVE AND RUN SOUTH 43 DEGREES 13 MINUTES 40 SECONDS WEST, 7.0 FEET; THENCE NORTH 46 DEGREES 46 MINUTES 20 SECONDS WEST, 107.39 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 42 SECONDS EAST, 10.18 FEET; THENCE SOUTH 46 DEGREES 46 MINUTES 20 SECONDS EAST, 100.0 FEET TO THE POINT OF BEGINNING.</p> <p>a/k/a 11029 AIRVIEW DR, TAMPA, FL 33625-4964</p> <p>at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 10, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org</p> <p>Dated at St. Petersburg, Florida this 8 day of August, 2025.</p> <p>eXL Legal, PLLC Designated Email Address: efling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 111170101 August 15, 22, 2025 25-02431H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA</p> <p><b>CIRCUIT CIVIL DIVISION</b></p> <p><b>CASE NO.: 24-CA-001057</b> <b>NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC), Plaintiff, v.</b> <b>GILBERTO MENDOZA JR., et al., Defendants.</b></p> <p>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-001057, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC) is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF GILBERTO MENDOZA, HILDA R. GARCIA, CARMEN MENDOZA, GILBERTO MENDOZA, JR., EFRAIN MENDOZA, MANUEL RAMON PEREZ A/K/A MANUEL PEREZ, KAYLA SYLVIA PADILLA A/K/A KAYLA PADILLA, KAIRI JEDZIAH PADILLA A/K/A KAIRI PADILLA, MILDA P. ORTIZ-LAWAS, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 are the Defendants.</p> <p>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:</p>
<p>LOT 2 IN BLOCK 65 OF CLAI-MEL CITY, SECTION A, UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME RECORDED IN PLAT BOOK 45, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 7003 SANDHURST DRIVE, HILLSBOROUGH, FL 33619</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>IMPORTANT</p> <p>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.</p> <p>Dated: This 8th day of August, 2025.</p> <p>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 15, 22, 2025 25-02412H</p>

<p><b>FIRST INSERTION</b></p>
<p>United States of America - Internal Revenue Service; Tenant #1 are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 3rd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 17, BLOCK I, SOUTH-FORK AT VAN DYKE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 27-1 THROUGH 27-8, OF THE PU-</p>
<p>BIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>TAX ID: U-24-27-17-01R-100000-00017.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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 Ad-</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>GENERAL JURISDICTION</b></p> <p><b>DIVISION</b></p> <p><b>CASE NO. 25-CA-000489</b> <b>THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-I, Plaintiff, vs.</b> <b>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED, et al. Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2025, and entered in 25-CA-000489 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-I is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED; ELIA GONCE AKA ELIA ANTONIA HENRIQUEZ AKA ELIA A. HENRIQUEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; DENNY GONCE; YUNIOR GONCE; WILMER PADILLA; ELIA DRUYARD 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 September 04, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 12, BLOCK 1, PANAMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 89 OF THE PUBLIC RECORDS OF</p>
<p>HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF THE ALLEY (NOW CLOSED) ABUTTING SAID LOT ON THE NORTH.</p> <p>Property Address: 1410 E 25TH AVE, TAMPA, FL 33605</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 12 day of August, 2025.</p> <p>By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-263749 - NaC August 15, 22, 2025 25-02437H</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CIVIL DIVISION:</b></p> <p><b>CASE NO.: 25-CA-002215</b></p> <p><b>SECTION # RF</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</b> <b>NICOLAS VICENTE SANCHEZ; BELMONT II COMMUNITY ASSOCIATION, INC.; GOODLEAP, LLC; KENDALL LEIGH SANCHEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 03 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 30, IN BLOCK 24, OF BELMONT SOUTH PHASE 2F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 145, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 9423 CHANNING HILL DRIVE, RUSKIN, FL 33573</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO</p>
<p>FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 05 day of August 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas &amp; 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 25-00864 August 15, 22, 2025 25-02420H</p>

<p><b>FIRST INSERTION</b></p>
<p>ministrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.</p> <p>You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org</p>
<p>Dated this 12th day of August, 2025.</p> <p>BROCK &amp; SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 15-F04823 August 15, 22, 2025 25-02436H</p>



--- ACTIONS / SALES ---

**NOTICE OF FORECLOSURE SALE** IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**Case No.: 25-CA-002660**  
**Division E**  
**WEST FLORIDA INVESTMENT PROPERTIES, INC., a Florida corporation, as to an undivided 67% interest, and CARMEN G. DOMINQUEZ, TRUSTEE OF THE JAMES COOPER REVOCABLE TRUST u/a/d June 22, 2018, as to an undivided 33% interest.**  
**Plaintiffs, vs.**  
**JAMKIN CONSULTING, INC., a**

**dissolved Florida corporation d/b/a TRUTH LOUNGE; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; AND STATE OF FLORIDA DEPARTMENT OF REVENUE; Defendants.**  
NOTICE IS HEREBY GIVEN that under and by virtue of the Summary Final Judgment of Foreclosure entered on August 11, 2025, under Case No. 25-CA-002660 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough Coun-

ty, Florida, wherein WEST FLORIDA INVESTMENT PROPERTIES, INC., a Florida corporation, as to an undivided 67% interest, and CARMEN G. DOMINQUEZ, TRUSTEE OF THE JAMES COOPER REVOCABLE TRUST u/a/d June 22, 2018, as to an undivided 33% interest, are Plaintiffs, and JAMKIN CONSULTING, INC., a dissolved Florida corporation d/b/a TRUTH LOUNGE; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; AND STATE OF FLORIDA DEPARTMENT OF REVENUE are

the Defendants, Victor D. Crist, Clerk of the Court, will offer for sale and sell at an internet online auction, which may be accessed at <http://www.hillsborough.realforeclose.com> at 10:00 a.m., on September 17, 2025, the following described property situated in Hillsborough County, Florida:  
Florida 4COP Liquor License No. BEV39-01023  
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.  
If you are a person with a dis-

ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To 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 13th day of August 2025.  
/s/ Stephen M. Stone  
STEPHEN M. STONE, ESQUIRE  
Florida Bar No. 113096  
Attorney for Plaintiff  
725 North Magnolia Avenue  
Orlando, Florida 32803  
(407) 423-7910 Fax: (407) 423-8083  
E-service: [stephen@smstonelaw.com](mailto:stephen@smstonelaw.com)  
Secondary: [nancy@smstonelaw.com](mailto:nancy@smstonelaw.com)  
August 15, 22, 2025 25-02447H

FIRST INSERTION			
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13th JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. <b>CASE NO. 25-CA-004454</b> <b>DIVISION: K</b> <b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff vs.</b> <b>COSTA DIAS INC., et al., Defendants</b> TO: PHILLIPI COSTA 1120 CONCH COURT WESLEY CHAPEL, FL 33544 191 CHARLES ST APT 1 LOWELL, MA 01852 8273 SWANN HOLLOW DR APT 1 TAMPA, FL 33647 COSTA DIAS INC. 1120 CONCH COURT WESLEY CHAPEL, FL 33544 191 CHARLES ST APT 1 LOWELL, MA 01852 8273 SWANN HOLLOW DR APT 1 TAMPA, FL 33647 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: A PORTION OF LOT 1, BLOCK 1 OF HANKINS ACRES, AS RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 16.00 FEET OF THE NORTH 32.34 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89° 50` 34`` EAST (ASSUMED BEARING), 513.25 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; THENCE SOUTH 00° 02` 09`` EAST, 25.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 57` 51`` EAST, 44.35 FEET; THENCE SOUTH 00° 02` 09`` EAST, 64.68 FEET; THENCE SOUTH 89° 57` 51`` WEST, 44.35; THENCE NORTH 00° 02` 16`` WEST 64.68 FEET TO THE POINT OF BEGINNING. A/K/A LOT 2, BLDG. 9, HAPSHIRE VILLAS UNRECORDED TOWNHOMES PLAT. 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 Department, 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 SEPTEMBER 10, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. <b>IMPORTANT</b> 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. WITNESS MY HAND AND SEAL OF SAID COURT on this 5 day of AUGUST, 2025. Victor D Crist As Clerk of said Court (SEAL) By: Isha Tirado-Baker As Deputy Clerk Prepared by: Greenspoon Marder, LLP (954) 491-1120; <a href="mailto:gmforeclosure@gmlaw.com">gmforeclosure@gmlaw.com</a> (23-001992-05) August 15, 22, 2025 25-02415H			

FIRST INSERTION			
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO. 25-CA-004649</b> <b>DIVISION: J</b> <b>RF - SECTION</b> <b>PHH MORTGAGE CORPORATION, Plaintiff, vs.</b> <b>TIFFANY RENAE DRAYTON; BOBBY HENRY DRAYTON, JR., ET AL.</b> <b>Defendants</b> To the following Defendant(s): BOBBY HENRY DRAYTON, JR. (CURRENT RESIDENCE UNKNOWN) Last Known Address: 12741 TANNENCREST DR, RIVERVIEW, FL 33579 Additional Address: 4506 CYPRESS GROVE LN, NORTHPORT, AL 35473 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 272 OF TRIPLE CREEK VILLAGE M-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 215 THROUGH 228, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 12741 TANNENCREST DR, RIVERVIEW FL 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before September 11, 2025 and file the original with the Clerk of this Court either be-			

fore 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 to Administrative Order No. 2065.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: [ADA@fjud13.org](mailto:ADA@fjud13.org).

WITNESS my hand and the seal of this Court this 6th day of August, 2025.

Victor D. Crist  
HILLSBOROUGH COUNTY CLERK OF COURT  
(SEAL) By Mustafa Divan  
As Deputy Clerk  
J. Anthony Van Ness, Esq.  
VAN NESS LAW FIRM, PLC,  
Attorney for the Plaintiff,  
1239 E. NEWPORT CENTER DRIVE, SUITE #110,  
DEERFIELD BEACH, FL 33442  
PHH20832-25/cam  
August 15, 22, 2025 25-02376H

FIRST INSERTION			
<b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>GENERAL JURISDICTION DIVISION</b> <b>CASE NO. 24-CA-006864</b> <b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.</b> <b>ILENE MAE THELEN, DECEASED, et. al.</b> <b>Defendant(s),</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ILENE MAE THELEN, 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: UNIT 174, PHASE 5, HIGH-GATE II CONDOMINIUM, A CONDOMINIUM AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS 4054, PAGE 371, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. map of plat thereof as recorded in Plat Book 81, Page 10, Public Records of 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: Site Address: 10132 Downey Lane, Tampa, FL 33626 Mailing Address: 10132 Downey Lane, Tampa, FL 33626 at public sale, to the highest and best bidder, for cash, on October 16, 2025, beginning at 10:00 a.m., conducted electronically online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a> . 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. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Stephanie C. Lieb, 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 Gulfside Bank August 15, 22, 2025 25-02438H			

FIRST INSERTION			
<b>NOTICE OF FORECLOSURE SALE (10132 Downey Lane, Tampa, FL 33626)</b> IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CIVIL DIVISION</b> <b>Case No.: 24-CA-009924</b> <b>Division: H</b> <b>GULFIDE BANK, Plaintiff, vs.</b> <b>CLEM INVESTMENTS I, LLC, a Florida limited liability company; IAN LYNDON SOLOMAN CLEMENTSON, an individual; LOUISIANA THERESA CLEMENTSON, an individual; J. APRILE PROPERTIES, LLC, a Florida limited liability company; D. APRILE PROPERTIES, LLC, a Florida limited liability company; and R. APRILE PROPERTIES, LLC, a Florida limited liability company; JANE/JOHN DOE IN THE NORTHTON PROPERTY, fictitious names representing unknown tenants in possession; LAURIE CUMBERBATCH, an individual, SELENA CUMBERBATCH, an individual; JANE/JOHN DOE IN THE DOWNEY PROPERTY, fictitious names representing unknown tenants in possession; 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.</b> NOTICE is hereby given that, pursuant to the Order Resetting Foreclosure Sale entered on August 11, 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 will sell the following described property situated in Hillsborough County, Florida: Lot 35, Block 1, WESTCHASE SECTION "37", according to the			

FIRST INSERTION			
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY <b>GENERAL JURISDICTION DIVISION</b> <b>CASE NO. 25-CA-003484</b> <b>DIVISION E</b> <b>FIFTH THIRD BANK, N.A., Plaintiff, vs.</b> <b>POMODORO INVESTMENTS LLC, et al., Defendant.</b> To the following Defendant: POMODORO INVESTMENTS LLC, 2908 E HOWELL ST, TAMPA, FL 33610 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 22, HILL TOP HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, Nicholas Vanhook, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before SEPTEMBER 11, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. 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 6 day of AUGUST, 2025. VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 25-11566FL August 15, 22, 2025 25-02385H			

FIRST INSERTION			
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 23-CA-013458</b> <b>BANK OF AMERICA, N.A., Plaintiff, VS.</b> <b>LUIS MIGUEL BESSONE; STACEY K. BESSONE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 29, 2025 in Civil Case No. 23-CA-013458, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and LUIS MIGUEL BESSONE; STACEY K. BESSONE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> on October 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 9, BLOCK J, REVISED MAP OF BAY CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 54; TOGETHER WITH THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTH (ORDINANCE 7842-A RECORDED IN OFFICIAL RECORD BOOK 3905, PAGE 1340) 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. <b>IMPORTANT</b> AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 8th day of August, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.08.08 10:25:39-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: <a href="mailto:ServiceMail@aldridgepite.com">ServiceMail@aldridgepite.com</a> 1092-12601B August 15, 22, 2025 25-02410H			



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.: 25-CA-003244**  
**SECTION # RF**  
**WILMINGTON SAVINGS FUND**  
**SOCIETY, FSB, NOT IN ITS**  
**INDIVIDUAL CAPACITY, BUT**  
**SOLELY AS TRUSTEE FOR IBIS**  
**HOLDINGS A TRUST,**  
**Plaintiff, vs.**  
**PROPERTY SCHOLARS**  
**INVESTMENT GROUP LLC; CITY**  
**OF TAMPA, FLORIDA; CHUONG V.**  
**NGUYEN; 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 03 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 19, BELLMONT HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 83, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
TOGETHER WITH THE N 1/2 OF ABUTTING VACATED ALLEY.  
PROPERTY ADDRESS: 3207 E ELLICOTT ST, TAMPA, FL 33610  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 06 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  
25-00857  
August 15, 22, 2025 25-02390H

FIRST INSERTION

**NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**FAMILY LAW DIVISION**  
**CASE NO.: 25-DR-004060**  
**DIVISION: I**  
**IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR CHILD**

TO: Benjamin Vargas III  
or any known or unknown legal or biological father of the male child born on January 3, 2015, to Katrina Sierra deOliveira Martin  
Last Known Residence Address: 304 Woodcreek Drive, Bolingbrook, Illinois 60440  
Last Known Location: Ocean City, Worcester County, Maryland

YOU ARE HEREBY NOTIFIED that a Verified Petition for Stepparent Adoption has been filed regarding a male child born on January 3, 2015, in Richmond, Virginia, to Katrina Sierra deOliveira Martin. The legal father, Benjamin Vargas III, is Caucasian/Mexican, 34 years old, 5' 5" tall, approximately 150 pounds, brown hair and eyes, facial hair (beard) if possible, thin build.

All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained.

There will be a hearing on the Verified Petition for Stepparent Adoption on October 1, 2025, at 9:30AM EST, before Judge Lindsay M. Alvarez (Edgecomb Courthouse, 800 E. Twiggs St., Courtroom 408, Tampa, FL 33602). The Court has set aside 15 minutes for the hearing, which will be held via Zoom at the following link: https://zoom.us/j/3704372256. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed at-

torney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 W. Platt St., Suite B, Tampa, FL 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 E. Twiggs St., Tampa, FL 33602, (813) 276-8100, on or before September 23, 2025, a date which is not less than 30 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THE OCTOBER 1, 2025, HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

DATED in Tampa, Hillsborough County, Florida, this 12 day of AUGUST 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

Petitioner's attorney,  
Tate Healey Webster,  
418 West Platt Street, Suite B,  
Tampa, Florida 33606-2244,  
(813) 258-3355  
Aug. 15, 22, 29; Sep. 5, 2025  
25-02395H

FIRST INSERTION

**Public Notice**  
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 922167 from Jon R. Arnold and Thomas I. Arnold at 7739 Nundy Ave, Gibsonton, FL 33534. Application received: 07/11/2025. Proposed activity: Equipment Storage. Project name: Arnold Amusements. Project size: 4.79 acres. Location: Section(s)

25 Township 30 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY  
CIVIL DIVISION  
**Case No. 25-CA-002305**  
**Division K**  
**NAVY FEDERAL CREDIT UNION**  
**Plaintiff, vs.**  
**ROBERT WILLIAM JACKSON, JR.**  
**A/K/A ROBERT JACKSON, KAYLA**  
**RENE YORK, et al.**  
**Defendants.**

TO: KAYLA RENE YORK  
LAST KNOWN ADDRESS  
8002 MAYS AVE  
RIVERVIEW, FL 33578  
UNKNOWN SPOUSE OF ROBERT WILLIAM JACKSON, JR. A/K/A ROBERT JACKSON  
LAST KNOWN ADDRESS  
8002 MAYS AVE  
RIVERVIEW, FL 33578  
UNKNOWN SPOUSE OF KAYLA RENE YORK  
LAST KNOWN ADDRESS  
8002 MAYS AVE  
RIVERVIEW, FL 33578  
ROBERT WILLIAM JACKSON, JR. A/K/A ROBERT JACKSON  
LAST KNOWN ADDRESS  
8002 MAYS AVE  
RIVERVIEW, FL 33578

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:

LOT 17 AND 18, HANCOCK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 36, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 8002 MAYS AVE, RIVERVIEW, FL 33578 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose

address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before September 12, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

CLERK OF THE COURT  
Honorable Victor D. Crist  
800 Twiggs Street, Room 530  
Tampa, Florida 33602  
(SEAL) By: Mustafa Divan  
Deputy Clerk

Jennifer M. Scott  
Kass Shuler, P.A.,  
plaintiff's attorney,  
P.O. Box 800,  
Tampa, Florida 33601,  
(813) 229-0900  
110650/2528486/and  
August 15, 22, 2025 25-02440H

FIRST INSERTION

**NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**FAMILY LAW DIVISION**  
**CASE NO.: 25-DR-003276**  
**DIVISION: B**  
**IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR FEMALE CHILD.**

TO: Anthony Dewayne Carter or any known or unknown legal or biological father of the female child born on February 5, 2014 to Natosha Nicole Carter nee Davis  
Current Residence Address: Unknown  
Last Known Residence Address: Unknown except for Indianapolis, Marion County, Indiana, or Chicago, Cook County, Illinois

YOU ARE HEREBY NOTIFIED that a Petition for Termination of Parental Rights has been filed by Erica T. Healey, Esquire, 418 West Platt Street, Suite B, Tampa, Florida 33606, (813) 258-3355, regarding a minor female child born to Natosha Nicole Carter nee Davis on February 5, 2014, in Indianapolis, Marion County, Indiana. The legal father Anthony Dewayne Carter is African American, forty-two (42) years old, approximately 5'11" tall, weighs approximately 135 pounds, with brown eyes and a bald head. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained.

There will be a hearing on the Petition to Terminate Parental Rights on October 23, 2025, at 9:30am eastern time, before Judge Joseph Tompkins at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 400, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing, which will be held via Zoom at the following link: https://zoom.us/j/6066682029. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089.

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to rep-

resentation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before September 15, 2025, a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice.

UNDER § 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.

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

Dated at Tampa, Hillsborough County, Florida, on August 8, 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

Petitioner's attorney,  
Tate Healey Webster,  
418 West Platt Street, Suite B,  
Tampa, Florida 33606-2244,  
(813) 258-3355  
Aug. 15, 22, 29; Sep. 5, 2025  
25-02405H

7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 15, 2025 25-02449H

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-006619**  
**DIVISION: J**  
**Village Capital & Investment LLC**  
**Plaintiff, vs.**  
**The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Michael Dotson a/k/a Michael Spencer Dotson, Deceased; et al**  
**Defendants.**

TO: The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Michael Dotson a/k/a Michael Spencer Dotson, Deceased  
Last Known Address: Unknown

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

LOT 4, BLOCK 8, SOUTH-SHORE FALLS PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE(S) 171, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the

first date of publication on or before SEPTEMBER 16, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS  
DATED on 8/11/2025.

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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F01454  
August 15, 22, 2025 25-02446H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**CASE NO.: 25-CA-000826**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, VS.**  
**JEREMY HAMES; et al.,**  
**Defendant(s).**

TO: Jeremy Hames  
Last Known Residence: 7336 Bagley Cove Court Sun City Center, FL 33573  
TO: Unknown Spouse of Jeremy Hames  
Last Known Residence: 7336 Bagley Cove Court Sun City Center, FL 33573  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH COUNTY, Florida:

LOT 7, IN BLOCK 3, OF CY-PRESS MILL PHASE 1C2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 288, 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 ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before September 10, 2025, and file the original

with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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.

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

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
401 W. Linton Blvd. Suite 202-B  
Delray Beach, FL 33444  
1184-2433B  
Ref# 12124  
August 15, 22, 2025 25-02406H

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**Case No: 25-CC-010981**  
**ADVANTAGE ROOFING AND CONSTRUCTION, LLC,**  
**Plaintiff(s), vs.**  
**MICHAEL COCONATE, AS TRUSTEE OF THE GRACE V. COCONATE TRUST,**  
**Defendant(s).**

TO: MICHAEL COCONATE, AS TRUSTEE OF THE GRACE V. COCONATE TRUST  
YOU ARE HEREBY NOTIFIED of the institution of a Complaint by Plaintiffs ADVANTAGE ROOFING AND CONSTRUCTION, LLC for Foreclosure to real property located at 1717 N Pebble Beach Blvd, Sun City, FL 33573, and described more particularly as:

Lot 9, Block DC, Del Webb's Sun City Florida Unit Number 27, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 25-1 through 25-8, inclusive, of the Public Records of Hillsborough County, Florida  
AKA: 1717 N Pebble Beach Blvd, Sun City, FL 33573

A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiff's attorney, whose name and address is:

Michael G. Kouskoutis  
KousLaw PLLC  
623 E. Tarpon Ave  
Tarpon Springs, FL 34689  
Tel: (727) 421-1334

michael@kouslaw.com  
on or before September 7, 2025 and to 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.

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.

To be published in the Business Observer for TWO CONSECUTIVE WEEKS First publication on August 15, 2025.

Witness my hand and the seal of this Court on this date: 8/7/2025.

CLERK OF THE COURT  
By: Isha Tirado-Baker, Deputy Clerk  
Michael G. Kouskoutis  
KousLaw PLLC  
623 E. Tarpon Ave  
Tarpon Springs, FL 34689  
Tel: (727) 421-1334  
michael@kouslaw.com  
August 15, 22, 2025 25-02396H



--- ACTIONS / SALES ---

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 The Locker by Headline located at 13036 N Dale Mabry Hwy in the City of Tampa, Hillsborough County, FL 33618 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of August, 2025.

3Point Precision LLC

August 15, 202525-02439H

FIRST INSERTION

NOTICE TO CREDITORS

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

CASE NO. 25-CP-002220

DIVISION B

IN RE: THE ESTATE OF CLARKE ANDREW HOGAN, JR., Deceased

The administration of the estate of CLARKE ANDREW HOGAN, Jr., deceased, whose date of death was June 1, 2025, File Number 25-CP-002220, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa33602. 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 served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 estate of the decedent, must file their claims with this Court WITHIN THREE 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 732.221, Florida Statutes.

The date of the first publication of this Notice is August 15, 2025.

Michael Flanagan  
Personal Representative  
11132 SW 26th Street  
Davie, FL 33324

ROBERT C. THOMPSON, JR., Esquire  
FBN #390089 SPN #02528094  
rt@thompsonfernald.com  
THOMPSON & FERNALD, P.A.  
611 Druid Road East, Suite 705  
Clearwater, Florida 33756  
Tel: (727) 447-2290  
Fax: (727) 443-1424  
Attorney for Personal Representative  
August 15, 22, 202525-02448H

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 Sandy To Sparkly Coastal Cleaners located at 4129 PoliPoli Ct in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of August, 2025.

Rachael Vanderpool

August 15, 202525-02428H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.

292024CA005736A001HC

RF -Section I

CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2022-3, Plaintiff, vs. FREEDOM FLIPPING ACADEMY, LLC; JEANS FARAH GASTON; 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 the Summary Final Judgment of Foreclosure dated August 7, 2025, and entered in Case No. 292024CA005736A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2022-3 is Plaintiff and FREEDOM FLIPPING ACADEMY, LLC; JEANS FARAH GASTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <http://www.hillsborough.realtforeclose.com>, 10:00 a.m., on September 19, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 4 AND THE SOUTH 5 FEET OF LOT 3, BLOCK 23, IRVINTON HEIGHTS, AND

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-006855

DIVISION: D

Regions Bank dba Regions Mortgage Plaintiff, vs.

Sandy Kutí; et al Defendants.

TO: The Unknown, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sandor Kutí, Deceased Last Known Address: Unknown

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

LOT 12, BLOCK 7 IN WATERLEAF PHASE 2A AND 2B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 190, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before SEPTEMBER 16, 2025, and file the original with the Clerk of this Court ei-

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 Brax Facilities & Property Solutions located at 5325 Archstone Drive, Apt. 204 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 9th day of August, 2025.

Brax Group Corp

August 15, 202525-02423H

FIRST INSERTION

THE EAST HALF OF CLOSED ALLEY ABUTTING ON THE WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 8412 SEMI-NOLE 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED August 12, 2025.  
By: /s/ Kathleen Achille  
Kathleen Achille  
Florida Bar No.: 166200  
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](mailto:answers@dallegal.com)  
1460-199983 / SM2  
August 15, 22, 202525-02450H

ther before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on 8/11/2025.  
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

Julie York, Esquire,  
Brock & Scott, PLLC.,  
the Plaintiff's attorney,  
4919 Memorial Hwy, Suite 135,  
Tampa, FL 33634  
File # 25-F00109  
August 15, 22, 202525-02445H

SUBSEQUENT INSERTIONS

--- TAX DEEDS / ESTATE / PUBLIC SALES ---

SECOND 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](http://www.storagetreasures.com), to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday August 20, 2025 @ 10:00 AM.

E-7 Iris Hunter  
E-24 Iris Hunter  
H-22 Goldie Stanback  
H-23 Goldie Stanback  
M-9 Shanon Peek  
M-14 Brittany Wheeler  
N-11 Courtnei Lark

August 8, 15, 202525-02349H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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](http://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 Gabreele Stewart, Deputy Clerk  
Jul. 25; Aug. 1, 8, 15, 202525-02150H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0636787612  
File No.: 2025-600  
Certificate No.: 2023 / 6340  
Year of Issuance: 2023  
Description of Property: HICKORY HILL SUBDIVISION PHASE ONE LOT 1 BLOCK 4 PLAT BK / PG: 58 / 25  
SEC - TWP - RGE: 35 - 28 - 20  
Name(s) in which assessed: ERIC LEE SPOONER

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 Gabreele Stewart, Deputy Clerk  
Jul. 25; Aug. 1, 8, 15, 202525-02156H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0042550110  
File No.: 2025-592  
Certificate No.: 2023 / 460  
Year of Issuance: 2023  
Description of Property: TAMPA SHORES BAY DRIVE SECTION 19 AND 30 28 17 N 1/2 OF LOT 8 AND LOT 9 BLOCK 9 AND THAT PT OF LOT 54 OF REOLDS FARM PLAT NO 1 LYING WITHIN ELY EXT OF S LINE OF SAID N 1/2 OF LOT 8 AND N BDRY OF SAID LOT 9 BLOCK 9 PLAT BK / PG: 21 / 50  
SEC - TWP - RGE: 30 - 28 - 17  
Name(s) in which assessed: JOHN J MARLEY  
SUPOJ JIEM-NGERN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/4/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](http://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 Gabreele Stewart, Deputy Clerk  
Jul. 25; Aug. 1, 8, 15, 202525-02152H

SECOND INSERTION

NOTICE TO CREDITORS

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND 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 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 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](mailto:dhines@tampa-litigation.com)  
August 8, 15, 202525-02313H

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 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](http://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 Gabreele Stewart, Deputy Clerk  
Jul. 25; Aug. 1, 8, 15, 202525-02153H

SECOND 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 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 decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**KATHY LOZANO a/k/a KATHY LOZANO CLARK**  
**Personal Representative**  
1016 W. Adalee Street  
Tampa, FL 33603

WILLIAM K. LOVELACE  
Attorney for Personal Representative  
Email: [fordlove@tampabay.rr.com](mailto:fordlove@tampabay.rr.com)  
Florida Bar No. 0016578  
SPN# 01823633  
Wilson, Ford & Lovelace, P.A.  
401 South Lincoln Ave.  
Clearwater, Florida 33756  
Telephone: 727-446-1036  
August 8, 15, 202525-02312H

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/2/0878 V16







--- ACTIONS / SALES ---	
SECOND INSERTION	
<p><b>SECOND AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>CASE NO.: 25-CA-001011</b></p> <p><b>DIVISION: O</b></p> <p><b>BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR., Defendant.</b></p> <p>TO: JOHNNY L. ADKINS, JR. 611-613 Calhoun Avenue Seffner, Florida 33584</p> <p>YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before September 9, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default</p>	<p>will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>DATED on 8/1/2025</p> <p>VICTOR D. CRIST Clerk of the Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>August 8, 15, 22, 29, 2025</p> <p>25-02341H</p>
FOURTH INSERTION	
<p><b>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>Case No: 25-CA-006421</b></p> <p><b>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,</b></p> <p>To: Unknown Heirs and Beneficiaries the Estate of Reta Kaye Hutson, Deceased</p> <p>YOU ARE NOTIFIED that an action to partition real property pursuant to Florida Statute §64 has been filed against you. This action involves real property in Hillsborough County, Florida (the "Property") more particularly described as:</p> <p>The South 95 feet of the North 145 feet of the West 200 feet of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 28 South, Range 22 East, Hillsborough County, Florida.</p> <p>Parcel Identification Number: U-25-28-22-ZZZ-000004-78780.0</p> <p>Property Address: 414 S. Wiggins Road, Plant City, Florida 33566</p> <p>This action was instituted in the Circuit Court of the Thirteenth Judicial Circuit</p>	<p>Court, Hillsborough County, Florida, and is styled Anthony Prisciandaro, Trustee of the AAHS of Florida Trust dated September 19, 2022 vs. Unknown Heirs and Beneficiaries of Reta Kaye Hutson, deceased, Case Number 25-CA-006421.</p> <p>You are required to serve a copy of your written defenses, if any, to it on the Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, whose address is C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787, on or before 8/20/2025 and file the original with the clerk of this court either before service on the Plaintiff's Attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>This notice shall be published once a week for four consecutive weeks in The Business Observer.</p> <p>DATED on 7/15/2025</p> <p>VICTOR D. CRIST Clerk of the Circuit Court Clerk of Court address is 800 E Twiggs St., Room 101 Tampa, FL 33602</p> <p>(SEAL) By: JENNIFER TAYLOR As Deputy Clerk</p> <p>Plaintiff's Attorney, Michele Diglio-Benkiran, Esquire, C/O Legal Counsel, P.A., 13330 West Colonial Drive, Unit 110, Winter Garden, Florida 34787</p> <p>Jul. 25; Aug. 1, 8, 15, 2025</p> <p>25-02173H</p>

SECOND INSERTION	
<p><b>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b></p> <p><b>CIVIL DIVISION</b></p> <p><b>CASE NO. 23-CA-016153</b></p> <p><b>DIVISION: I</b></p> <p><b>RF -Section II</b></p> <p><b>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).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 12, 2025 and an Order Resetting Sale dated August 05, 2025 and entered in Case No. 23-CA-016153 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, 10:00 a.m., on September 11, 2025 , the following described property as set forth in said Order or Final Judgment,</p>	<p>to-wit:</p> <p>LOT 104, OF CREEK PRESERVE PHASES 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</p> <p>DATED August 5, 2025.</p> <p>By: /s/ Gregg R. Dreilinger Gregg R. Dreilinger Florida Bar No.: 25615 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo &amp; 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: <a href="mailto:answers@dallegal.com">answers@dallegal.com</a> 1496-195390 / TM1</p> <p>August 8, 15, 2025</p> <p>25-02362H</p>

--- PUBLIC SALES ---	
SECOND INSERTION	
<p><b>NOTICE OF PUBLIC SALE</b></p> <p>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, <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p><b>PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424</b></p> <p><b>Time: 09:30 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>1049 - Moronta, Jackie; 1059 - Hart, Tammy; 1077 - James, Tasheika; 6041 - Palmer, Daniel; 7076 - Mason, Tkera; 8113 - Quansah, Audrey; 8116 - Sullivan, Paul</p> <p><b>PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627</b></p> <p><b>Time: 09:45 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>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</p> <p><b>PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824</b></p> <p><b>Time: 10:00 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>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, Blurette; G102 - Ayesch, Ibtisam; H057 - Lewis, Jay; H064 - Jimenez, Melissa; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA</p> <p><b>PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681</b></p> <p><b>Time: 10:15 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>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, Kaleb; 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</p> <p><b>PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137</b></p> <p><b>Time: 10:30 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>A008 - Ashley, Rudontae; A045 - Williams, Gary; A051 - Martinez, Ashley; B014 - Thilking, John; B018 - freeman, lekecia; B023 - Jackson, Tarshell; B029 - Goldsmith, Annie; B031 - Williams, Ladarius; B053 - Kelly, Mary; B062 - Anderson, Tamika; B076 - Carson, Darnisha; C018 - Bender, Brittany; C019 - Savanella, Shanna; C028 - Cantt, Dana; C070 - Castillo, Orlando; C089 - White, Justin; C126 - Lewis Lewis 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, Tyjahi; D130 - garcia, steven; D132 - Thilking, John; E083 - Timmons, Robert</p> <p><b>PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985</b></p> <p><b>Time: 10:45 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>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</p> <p><b>PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473</b></p> <p><b>Time: 11:00 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>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</p> <p><b>PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466</b></p> <p><b>Time: 11:15 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>A019 - Chestaro, Ingrid; A025 - Bishop, Steve; A038 - Francis, Javid; A052 - king, Devontae; A057 - Nadeem, Sayyed; B005 - Gomez Gomez, Feliciano; B038 - Jones,</p>	
SECOND INSERTION	
<p><b>NOTICE OF PUBLIC SALE</b></p> <p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p><b>PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814</b></p> <p><b>Time: 09:30 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>1052 - Ortiz, Yessenia; 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1108 - Paulino, Rafael; 1131 - Raaheim, Felix; 2028 - Jackson, Victoria; 2051 - LePierville, JFouchard; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2124 - RANDALL, JEFFERY; 2151 - Clanton, Randolph; 3072 - Guiste, Nardine; 3187 - PALANSOUKAS, Leslie; 3196 - Cruzado, John; 4030 - Our Family House LLC Power, Michael</p> <p><b>PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473</b></p> <p><b>Time: 11:00 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>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</p> <p><b>PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016</b></p> <p><b>Time: 11:15 AM</b></p> <p><b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b></p> <p>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</p>	

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

Howard; B069 - Coolidge, Vanessa; B074 - Wadlington, Eric; B083 - Holland, Aaron; C011 - Gaye, Malamine; C012 - velazquez, Alicia; D006 - Smith, Derek; E001 - wilson, Dmon; 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 - Montana, Catherine; P036 - tacoway Avila, Gabriela	
<b>PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182</b>	
<b>Time: 11:30 AM</b>	
<b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b>	
0130 - Spodar, Derek; 0205 - Archie, Katrice; 0217 - Gufford, Tabatha; 0246 - Escoriazza, 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, Walthesha; 1111 - Dukes, Phyllis; 1114 - Singleton, Coriana; 1116 - Mckeever, Harold; 1121 - Hollis, Robert; 1149 - darling, Melissa estrada; 1155 - Coneway, Jessica; 1159 - Marlin, Ryan Thomas; 1178 - Rivera, Charlene; 1228 - Washington, Roslyn; 1255 - Smith, Phonceia; 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, Elytneshia; 1542 - Johnson, Shameka; 1543 - Morales, Carlos	
<b>PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129</b>	
<b>Time: 11:45 AM</b>	
<b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b>	
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, Pador; 1030 - Edwards, Nigel; 1063 - The Goodie Bar LLC Sevilla, April; 1109 - JSM Contracting LLC Moore, John	
<b>PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139</b>	
<b>Time: 12:00 PM</b>	
<b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b>	
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	
<b>PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832</b>	
<b>Time: 12:15 PM</b>	
<b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b>	
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, Ynela; 4311 - Burkart, Stephanie; 5011 - Gonzalez, Fernando; 5110 - Pedrosa, Lasandra; 5114 - Miranda, Nelson; 5307 - Americas Elite Painting Corp Figueroa, Isaia	
<b>PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471</b>	
<b>Time: 12:30 PM</b>	
<b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b>	
2005 - Slocomb, Kelly; 2076 - 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	
<b>PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098</b>	
<b>Time: 12:45 PM</b>	
<b>Sale to be held at <a href="http://www.storagetreasures.com">www.storagetreasures.com</a>.</b>	
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.	
August 8, 15, 2025	25-02318H

SECOND INSERTION	
VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT	
<p><b>NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</b></p>	
<p>The Board of Supervisors (“Board”) of the Varrea South Community Development District (“District”) will hold a public hearing and regular meeting as follows:</p>	
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
<p>The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt &amp; 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 <a href="https://varreasouthccd.net">https://varreasouthccd.net</a>.</p>	
<p>The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.</p>	
<p>Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.</p>	
<p>Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.</p>	
District Manager	
August 8, 15, 2025	25-02343H



--- ESTATE ---

--- ACTIONS / SALES ---

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: 24-CP-002517**  
**DIV: O**  
**IN RE: ESTATE OF**  
**LINDA KAY BAREFOOT,**  
**Deceased.**

The administration of the Estate of LINDA KAY BAREFOOT, deceased, whose date of death was January 8, 2024, File Number 292024CP002517, is pending in the Circuit Court for HILLSBOROUGH County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

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

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

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

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

**SUSAN WHITNEY**  
**Personal Representative**  
Gerald L. Hemness, Jr., Esq.  
Counsel for Personal Representative  
Florida Bar # 67695  
100 Ashley Dr. South, Ste. 664  
Tampa, FL 33602-5300  
(813) 352-2708  
gerald@hemness.com  
August 8, 15, 2025 25-02321H

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-000381**  
**DIVISION: B**  
**IN RE: ESTATE OF**  
**MARY GRITZALIS**  
**Deceased,**

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

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

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

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

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

**Mario Gritzalis**  
12846 Bergstrom Bay Drive,  
Riverview, Florida 33579  
Attorney for Personal Representative  
Sean White, Esq.  
Florida Bar No. 1044113  
Panther Law, P.A.  
4624 Gall Blvd. Ste 10  
Brandon, Florida 33542  
Telephone: (813) 425-4373  
Fax: (813) 425-4373  
E-Mail: seanw@pantherlawfl.com  
Secondary E-Mail:  
pleadings@pantherlawfl.com  
August 8, 15, 2025 25-02324H

SECOND INSERTION

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

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

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

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

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

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

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

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

**Personal Representative:**  
**Theresa Rice**  
**15428 Lakeshore Villa Drive,**  
**Lot 120**  
**Tampa, Florida 33613**  
Attorney for Personal Representative:  
Elaine N. McGinnis  
Florida Bar Number: 725250  
324 N. Dale Mabry Highway  
Suite 100  
Tampa, FL 33609  
Telephone: (813) 851-3380  
E-Mail:  
elaine@estatelawtampa.com  
August 8, 15, 2025 25-02340H

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF  
THE THIRTEENTH JUDICIAL  
CIRCUIT OF FLORIDA, IN AND  
FOR HILLSBOROUGH COUNTY  
CIVIL DIVISION  
**Case No. 23-CA-013557A**  
**Division C**  
**RESIDENTIAL FORECLOSURE**  
**Section I**  
**US BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR VRMTG ASSET TRUST**  
**Plaintiff, vs.**  
**NANCY AMADOR A/K/A NANCY**  
**CLARAMUNT AMADOR,**  
**ERNESTO TRUJILLO, UNKNOWN**  
**SPOUSE OF NANCY AMADOR**  
**A/K/A NANCY CLARAMUNT**  
**AMADOR, UNKNOWN SPOUSE**  
**OF ERNESTO TRUJILLO,**  
**NORTHDALE CIVIC**  
**ASSOCIATION, INC., MIDLAND**  
**FUNDING LLC, NIKCLEAN, LLC**  
**D/B/A SERVPRO OF TARPON/**  
**WEST TAMPA, A FLORIDA**  
**LIMITED LIABILITY COMPANY,**  
**STATE OF FLORIDA, DEPART-**  
**MENT OF REVENUE, SHARPER**  
**IMAGE POOLS, LLC, AND**  
**UNKNOWN TENANTS/OWNERS,**  
**Defendants.**  
Notice is hereby given, pursuant to the Amended Final Judgment of Foreclosure for Plaintiff entered in this cause on May 30, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:  
LOT 17, BLOCK 7, OF NORTHDALE GOLF CLUB, SECTION D, UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49,

SECOND INSERTION

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

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

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

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

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

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

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

The date of first publication of this notice is 08/08/2025.

**Personal Representative:**  
**Michael C. Brady**  
4316 W. Granada Street  
Tampa, Florida 33629  
Attorney for Personal Representative:  
Walter B. Shurden, Attorney  
Florida Bar Number: 0156360  
611 Druid Road East, Suite 712  
Clearwater, FL 33756  
Telephone: (727) 443-2708  
Fax: (727) 255-5004  
E-Mail: walt@shurdeo.net  
Secondary E-Mail:  
jennifer@shurden.net  
August 8, 15, 2025 25-02365H

SECOND INSERTION

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

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

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

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

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

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

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

**Personal Representative**  
**Maria Wimley**  
8908 Copper Ridge Lane  
Tampa, Florida 33647  
Attorney for the  
Personal Representative  
Aaron J. Bedy, Esq.  
Bedy Law, PLLC  
13043 West Linebaugh Avenue  
Tampa, Florida 33626  
727-308-0529  
Florida Bar No.: 99293  
aaron@bedylaw.com  
August 8, 15, 2025 25-02370H

SECOND INSERTION

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

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

LOT 3 BLOCK 93, MIRABAY PARCEL 22, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 121, PAGES 125-132, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
A/K/A 5226 ADMIRAL POINTE DRIVE, APOLLO BEACH, FL 33572-3429

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

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

Dated: July 31, 2025  
By: /s/ Ryan P. Sutton  
Ryan P. Sutton  
Attorney for Plaintiff  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
328202/2322210/wll  
August 8, 15, 2025 25-02331H

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-000963**  
**FINANCE OF AMERICA REVERSE**  
**LLC,**  
**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.**  
**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, ACCORDING 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

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
**CASE NO. 22-CA-005608**  
**AMERIHOM E MORTGAGE**  
**COMPANY, LLC;**  
**Plaintiff, vs.**  
**CONRAD C. SCOTT A/K/A**  
**CONRAD SCOTT, CATHY L.**  
**SCOTT A/K/A CATHY SCOTT,**  
**ET.AL;**  
**Defendants**  
NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated May 29, 2025 entered in the above-styled cause in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of Court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com , on August 25, 2025, the following described property:  
Lot 6 in Block "D", DEL WEBB 'S SUN CITY UNIT NO 1, according to the map or plat thereof as the same is recorded in Plat Book 37, Page 89, of the Public Records of Hillsborough County, Florida  
Property Address: 711 INDIAN WELLS AVE, SUN CITY CENTER, FL 33573  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002194**  
**IN RE: ESTATE OF**  
**RATEEP MOSRIE**  
**Deceased.**  
The administration of the estate of RATEEP MOSRIE, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is HILLSBOROUGH. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
**DAN S. MOSRIE**  
**Personal Representative**  
1200 Floral Springs Blvd., #26201  
Port Orange, FL 32129  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

8, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 1st day of August, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
25-268875  
August 8, 15, 2025 25-02303H

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

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

Andrew Arias, FBN: 89501  
Attorneys for Plaintiff  
Marinosci Law Group, P.C.  
100 West Cypress Creek Road,  
Suite 1045  
Fort Lauderdale, FL 33309  
Phone: (954) 644-8704;  
Fax: (954) 772-9601  
ServiceFL@mlg-defaultlaw.com  
ServiceFL2@mlg-defaultlaw.com  
MLG No.: 22-03540  
August 8, 15, 2025 25-02332H

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

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

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

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

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

**Personal Representative:**  
**DAN S. MOSRIE**  
**Personal Representative**  
Attorney for Personal Representative:  
ANDRE "ANDY" J. 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@amybvanfossen.com  
Other: service@amybvanfossen.com  
August 8, 15, 2025 25-02363H







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ACTIONS / SALES

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SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION: <b>CASE NO.: 24-CA-001658</b> <b>SECTION # RF</b></p> <p><b>EVERBANK, N.A.,</b> <b>Plaintiff, vs.</b> <b>PAUL FENNELL; GOODLEAP, LLC; MIRABAY HOMEOWNERS ASSOCIATION, INC.; CHRISTINE FENNELL; UNKNOWN SPOUSE OF DAVID L. PARRY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and</p>		<p>best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 26 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 8, BLOCK 27, OF MIRABAY PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 5617 SEAGRASS PL, APOLLO BEACH, FL 33572</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE</p>	

SECOND INSERTION		SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION <b>CASE NO.: 25-CA-003677</b> <b>DIVISION: D</b></p> <p><b>BLUE RIDGE EQUITIES, INC.,</b> <b>Plaintiff, v.</b> <b>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOLORES RUSSO, DECEASED; NICKY BERARDO if living, and if deceased, THE UNKNOWN HEIRS, DEVISEES, GRANTEES,</b></p>		<p><b>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,</b> <b>Defendants.</b></p> <p>To: JAMES INDIERO Last Known Address: 80 Blossom Drive, Martinsburg, WV 25405 Current Address: Unknown</p> <p>To: Nicky Berardo if living, and if deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Nicky Berardo, Deceased. Last Known Address: 349 7th Street, Jersey City, NJ 07302 Current Address: Unknown</p>	

<p>To: MICHAEL S. MAGLIO Last Known Address: 24 Park Place, Flanders, NJ 07836 Current Address: Unknown</p> <p>To: LAZARO ORTEGA Last Known Address: 3101 Bruton Road, Plant City, FL 33565 Current Address: Unknown</p> <p>To: DEAN BERARDO Last Known Address: 99 Boyd Avenue, Jersey City, NJ 07304 Current Address: Unknown</p> <p>To: JOSEPH INDIERO Last Known Address: 9212 Hunters Greene Drive, Zuluoln, NC 27597 Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to determine beneficiaries and quiet title on the following property in Hillsborough County, Florida:</p> <p>THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 70 FEET.</p> <p>Property Address: 3101 BRUTON ROAD, PLANT CITY, FL 33565</p> <p>has 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</p>		<p>the Complaint or petition.</p> <p>**See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>THESE ARE NOT COURT INFORMATION NUMBERS</p> <p>This notice shall be published once a week for four consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and the seal of this court on this 30 day of JULY, 2025.</p> <p>VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602</p> <p>Quinn Legal, P.A. 19321 U.S. Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: 727-474-9603 eservice@quinnlegal.com kmiller@quinnlegal.com August 8, 15, 22, 29, 2025</p> <p>25-02327H</p>	
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SECOND INSERTION		SECOND INSERTION	
<p><b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIRCUIT CIVIL DIVISION <b>CASE NO.: 22-CA-002691</b></p> <p><b>CITIMORTGAGE, INC.</b> <b>Plaintiff(s), vs.</b> <b>DONNELL SMITH; THE UNKNOWN SPOUSE OF DONNELL SMITH; HILLSBOROUGH COUNTY, FLORIDA, CLERK OF COURT; TRANSWORLD SYSTEMS, INC., D/B/A CREDIT MANAGEMENT SERVICES, AS ASSIGNEE OF IVAN ACKERMAN, M.D., P.A.; THE UNKNOWN TENANT IN POSSESSION</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 31, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of September, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:</p> <p>THE NORTH 1/2 OF THE EAST 132 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE SOUTH 15 FEET AND LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY.</p> <p>Property address: 5103 Joe King Road, Plant City, FL 33567</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates</p>		<p>attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.</p> <p>AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1-800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.</p> <p>Respectfully submitted, /s/ Betsy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-001978-1 August 8, 15, 2025</p> <p>25-02355H</p>	

<p><b>NOTICE OF ACTION</b> - <b>CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION <b>CASE NO: 25-CA-004820</b> <b>Division: E</b></p> <p><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST I,</b> <b>Plaintiff, vs.</b> <b>JUAN CARLOS ORGES A/K/A JUAN C. ORGES; ANELI DE LA CARIDAD-GONZALES A/K/A ANELI DE LA CARIDAD GONZALES A/K/A ANELI GONZALES; US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF JUAN CARLOS ORGES A/K/A JUAN C. ORGES; UNKNOWN SPOUSE OF ANELI DE LA CARIDAD-GONZALES A/K/A ANELI DE LA CARIDAD GONZALES A/K/A ANELI GONZALES; UNKNOWN TENANT #1; UNKNOWN TENANT #2,</b> <b>Defendant(s).</b></p> <p>TO: UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 LAST KNOWN ADDRESS: 8336 JACKSON SPRINGS RD., TAMPA, FL 33615</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 23 OF THIRD ADDITION TO PLOUFF SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 36 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 8336 Jackson Springs Rd, Tampa, FL 33615</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN &amp; GORDON, LLP, Plaintiff's attorney, whose address</p>		<p>is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before September 4, 2025, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed.</p> <p>If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 30 day of July, 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Isha Tirado-Baker DEPUTY CLERK Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602</p> <p>FRENKEL LAMBERT WEISMAN &amp; GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext.   FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@fljlaw.com 04-101336-F01 August 8, 15, 2025</p> <p>25-02352H</p>	
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SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-CA-004408</b></p> <p><b>FIFTH THIRD BANK, N.A.,</b> <b>Plaintiff, vs.</b> <b>TAMAS WILLIAMS, et al.,</b> <b>Defendant.</b></p> <p>To: TAMAS WILLIAMS, 3135 MARINE GRASS DRIVE, WIMAUMA, FL 33598 UNKNOWN SPOUSE OF TAMAS WILLIAMS, 3135 MARINE GRASS DRIVE, WIMAUMA, FL 33598 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 134 OF BERRY BAY SUBDIVISION VILLAGE M, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE(S) 135 THROUGH 141, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 8/25/2025 or 30 days from the first publication,</p>	
<p>otherwise a Judgment may be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twigg's St., Room 101, Tampa, FL 33602.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and seal of said Court on the 18 day of July, 2025.</p> <p>VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk</p>	
<p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 25-11564FL August 8, 15, 2025</p> <p>25-02326H</p>	

SECOND INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-CA-006333</b> <b>DIVISION: A</b></p> <p><b>FBC MORTGAGE, LLC,</b> <b>Plaintiff, vs.</b> <b>TOMI JOE MIZE A/K/A</b> <b>TOMI MIZE, et al.,</b> <b>Defendant.</b></p> <p>To the following Defendant(s):</p> <p>ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST TAMIKO MIZE A/K/A TAMIKO H. MCCOOL, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS</p> <p>ADDRESS: UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 107, SOUTH HAVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty</p>	
<p>(30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and seal of this Court this 5 day of AUGUST, 2025.</p> <p>VICTOR D. CRIST CLERK OF COURT (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twigg's St. Tampa, FL 33602</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 25-11995FL August 8, 15, 2025</p> <p>25-02351H</p>	

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</p> <p><b>CASE NO. 23-CA-013750</b></p> <p><b>MORTGAGE ASSETS MANAGEMENT, LLC,</b> <b>Plaintiff, vs.</b> <b>GLORIA ARROYO ROSADO AKA GLORIA ARROYO, et. al.,</b> <b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 23-CA-013750 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, and, GLORIA ARROYO ROSADO AKA GLORIA ARROYO, et. al., are Defendants, Clerk of Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 24th day of September, 2025, the following described property:</p> <p>LOT 2, BLOCK 4, GANDY MANOR ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.</p> <p>IMPORTANT</p>	
<p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>DATED this 6th day of August, 2025.</p> <p>GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0384 / JSchwartz August 8, 15, 2025</p> <p>25-02372H</p>	



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ACTIONS / SALES

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SECOND INSERTION		
<p><b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 24-CA-002418</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS,</b> <b>DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES OR</b> <b>OTHER CLAIMANTS</b> <b>CLAIMING BY, THROUGH,</b> <b>UNDER, OR AGAINST JOANN</b> <b>K. WILSON AKA JOANN KAY</b> <b>WILSON AKA JOANN WILSON</b> <b>DECEASED, et al,</b> <b>Defendant(s).</b> 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-</p>	closure: LOT 6, BLOCK 37, MAP OF THE SUBDIVISION AT SULPHUR SPRINGS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 111, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 8503 N TALIAFERRO AVE TAMPA FL 33604 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com IN/24-004374 August 8, 15, 202525-02369H	

SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.:24-CC-031858</b> <b>HAWKS POINT HOMEOWNERS</b> <b>ASSOCIATION, INC.,</b> <b>Plaintiff, v.</b> <b>MINDI SANBORN,</b> <b>Defendant.</b> Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as: Lot 99, of HAWKS POINT-PHASE 1A-1, as per the plat thereof, as recorded in Plat Book 115, Pages 172-179, of the Public Records of Hillsborough County, Florida. at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 12th day of September, 2025. If you are a person with a disability</p>	who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 4th day of August 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Suite 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff August 8, 15, 202525-02336H	

SECOND INSERTION		
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION <b>CASE NO. 22-CA-007547</b> <b>Division E</b> <b>RESIDENTIAL FORECLOSURE</b> <b>NAVY FEDERAL CREDIT UNION</b> <b>Plaintiff, vs.</b> <b>CHRISTOPHER S. MAIDA A/K/A</b> <b>CHRISTOPHE MAIDA A/K/A</b> <b>CHRISTOPHER MAIDA A/K/A</b> <b>CHRISTOPHER SHIRAH MAIDA</b> <b>A/K/A CHRIS MAIDA; AMANDA</b> <b>MAIDA A/K/A AMANDA P. MAIDA</b> <b>A/K/A AMANDA LEE MAIDA</b> <b>A/K/A AMANDA LEE PHILLIPS</b> <b>A/K/A AMANDA PHILLIPS MAIDA</b> <b>, RETREAT AT CARROLLWOOD</b> <b>ASSOCIATION, INC.; UNITED</b> <b>STATES OF AMERICA, INTERNAL</b> <b>REVENUE SERVICE; AMERICAN</b> <b>EXPRESS NATIONAL BANK; CAN</b> <b>CAPITAL ASSET SERVICES, INC.;</b> <b>IERNIA HEATING &amp; COOLING,</b> <b>INC.; UNKNOWN SPOUSE OF</b> <b>CHRISTOPHER S. MAIDA A/K/A</b> <b>CHRISTOPHE MAIDA A/K/A</b> <b>CHRISTOPHER MAIDA A/K/A</b> <b>CHRISTOPHER SHIRAH MAIDA</b> <b>A/K/A CHRIS MAIDA; UNKNOWN</b> <b>SPOUSE OF AMANDA MAIDA</b> <b>A/K/A AMANDA P. MAIDA A/K/A</b> <b>AMANDA LEE MAIDA A/K/A</b> <b>AMANDA LEE PHILLIPS A/K/A</b> <b>AMANDA PHILLIPS MAIDA, AND</b> <b>UNKNOWN TENANTS/OWNERS,</b> <b>Defendants.</b> Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2023, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 37, RETREAT AT CARROLLWOOD, ACCORDING TO THE PLAT RECORDED IN</p>	PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 14320 AVON FARMS DRIVE, TAMPA, FL 33618; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on September 3, 2025 at 10:00 AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; Voice Impaired Line 1-800-955-8770. DATED this August 5, 2025 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff David R. Byars (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 110650/2219648/CMF August 8, 15, 202525-02337H	

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION <b>Case No.: 24-CA-009766</b> <b>Division: K</b> <b>TANGLEWOOD PRESERVE</b> <b>HOMEOWNER'S ASSOCIATION,</b> <b>INC., a Florida not-for-profit</b> <b>corporation,</b> <b>Plaintiff, vs.</b> <b>EDWARD A. SMITH; UNKNOWN</b> <b>SPOUSE OF EDWARD A. SMITH;</b> <b>UNKNOWN TENANT #1; and</b> <b>UNKNOWN TENANT #2 as</b> <b>unknown tenants in possession,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 07/17/2025, entered in Case No. 24-CA-009766 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TANGLEWOOD PRESERVE HOMEOWNER'S ASSOCIATION, INC., is the Plaintiff, and EDWARD A. SMITH., et al., are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on October 17th, 2025 the following described property as set forth in said Final Judgment: Lot 13, Block 10, Tanglewood Preserve, according to the map or plat thereof, as recorded in Plat Book 107, Page 254 through 262, inclusive of the Public Re-</p>	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, 202525-02353H	

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA <b>CASE NO.: 25-CA-002649 DIV: C</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, v.</b> <b>REGIS MCINTYRE, et al.,</b> <b>Defendants.</b> NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on September 16, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 5, Block 11, AVELAR CREEK NORTH, according to the map or plat thereof, as recorded in Plat Book 111, Page(s) 233 through 249, inclusive, of the Public Records of Hillsborough County, Florida. Property Address: 10413 Red Carpet Court, Riverview, FL 33578 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date</p>	of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 4th day of August, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 8, 15, 202525-02346H	

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.: 24-CA-007909</b> <b>LLACG COMMUNITY</b> <b>INVESTMENT FUND,</b> <b>Plaintiff, v.</b> <b>UNKNOWN SPOUSE,</b> <b>BENEFICIARY AND HEIRS OF</b> <b>ESTATE OF ISABEL BORGES</b> <b>ARCIA A/K/A ISABEL ARCIA, et</b> <b>al.,</b> <b>Defendants.</b> NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated July 29, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-007909, wherein LLACG COMMUNITY INVESTMENT FUND is the Plaintiff, and UNKNOWN SPOUSE, BENEFICIARY AND HEIRS OF ESTATE OF ISABEL BORGES ARCIA A/K/A ISABEL ARCIA, MARTHA HERNANDEZ MOREJON, YULIZA HERNANDEZ, YESENIA ALVAREZ, INTERNAL REVENUE SERVICE and HILLSBOROUGH COUNTY, FLORIDA are the Defendants. The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 02, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit: LOT 29, BLOCK 1, EDGE-WATER VILLAGE, UNIT 1,</p>	ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE(S) 65, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 148 Look-out Dr., Apollo Beach, FL 33572 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 30th day of July, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 8, 15, 202525-02302H	

SECOND INSERTION		
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO. 23-CA-011603</b> <b>PENNYMAC LOAN SERVICES,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>JAMES T WORTHEY A/K/A</b> <b>JAMES WORTHEY, et al.,</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 03, 2025 in Civil Case No. 23-CA-011603 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and James T Worthey a/k/a James Worthey, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 2nd day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Unit 312 of ARLINGTON PARK, a Condominium according to the Declaration of Condominium</p>	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, 202525-02359H	

SECOND INSERTION		
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-005935</b> <b>DIVISION: J</b> <b>HANCOCK WHITNEY BANK, a</b> <b>Mississippi chartered bank,</b> <b>Plaintiff, vs.</b> <b>HERNAN MEZA RODRIGUEZ II;</b> <b>JENNIFER SANTOS; ALEKSEI</b> <b>KABARUKHIN; VALHALLA OF</b> <b>BROMDON POINTE</b> <b>HOMEOWNERS'</b> <b>ASSOCIATION INC.; STATE OF</b> <b>FLORIDA; UNKNOWN TENANT,</b> <b>LESSEE OR CONTRACTOR IN</b> <b>POSSESSION NO.1, and</b> <b>UNKNOWN TENANT, LESSEE OR</b> <b>CONTRACTOR IN POSSESSION</b> <b>NO. 2</b> <b>Defendants.</b> 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</p>	plaintiff's attorney, whose name and address is: Christopher M. Hamilton, Esq., MESTDAGH WALL & HAMILTON, PA, 280 W. Canton Ave., Ste. 110, Winter Park, Florida 32789, on or before the day that is 30 days after the first appearance of this notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; 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, 202525-02366H	

SECOND INSERTION		
<p><b>NOTICE OF ACTION -</b> <b>CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 25-CA-004705</b> <b>U.S. BANK NATIONAL</b> <b>ASSOCIATION, AS TRUSTEE FOR</b> <b>MERRILL LYNCH MORTGAGE</b> <b>INVESTORS TRUST, MORTGAGE</b> <b>LOAN ASSET-BACKED</b> <b>CERTIFICATES, SERIES</b> <b>2006-OP(T),</b> <b>Plaintiff, vs.</b> <b>JOSEPH GRIMALDI AND ANN E.</b> <b>GRIMALDI, et al.</b> <b>Defendant(s).</b> TO: JOSEPH GRIMALDI, UNKNOWN SPOUSE OF JOSEPH GRIMALDI, Whose Residence Is: 18512 SUNWARD LAKE PL, LUTZ, FL 33549, and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 16, SUNSET MANOR, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 19 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,</p>	Florida 33487 on or before September 10, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 5th day of August, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE, SUITE 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-301048 August 8, 15, 202525-02367H	



PASCO COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

DATE: September 5, 2025  
TIME: 11:00 AM  
LOCATION: Hilton Garden Inn Tampa Wesley Chapel,  
26640 Silver Maple Pkwy.  
Wesley Chapel, Florida, 33544

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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours.

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 15, 22, 202525-01703P

FIRST INSERTION

Exhibit A  
Notice of Meetings  
Fiscal Year 2025-2026  
Epperson Ranch Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Epperson Ranch Community Development District shall be held at 6:15 p.m. at The WaterGrass Club, 32711 Windelstraw Drive, Wesley Chapel, Florida, 33545, unless otherwise indicated herein, on the following dates:

October 6, 2025  
November 3, 2025  
December 1, 2025  
January 5, 2026  
February 2, 2026  
March 2, 2026  
April 6, 2026  
May 4, 2026  
June 1, 2026  
July 6, 2026  
August 3, 2026  
September 7, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32746 at (321) 263-0132, Extension 536, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Vesta at (321) 263-0132 Ext. 536. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Vesta District Services, District Management  
August 15, 202525-01704P

FIRST INSERTION

UNION PARK EAST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC WORKSHOP

Notice is hereby given that the Board of Supervisors ("Board") of the Union Park East Community Development District ("District") will hold a public workshop of the District prior to the regularly scheduled Board meeting on Wednesday, August 27, 2025, at 5:30 p.m. at the Fairfield Inn & Suites, 2650 Lajuana Boulevard, Wesley Chapel, Florida 33543, for the purpose of discussing the District's Fiscal Year 2025-2026 budget and any other matters that may come before it. A copy of the agenda may be obtained at the offices of the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132.

The public workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshop may be continued to a date, time, and place to be specified on the record at such public workshop. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Phone: (321) 263-0132 ("District Manager's Office") at least three (3) business days prior to the public workshop. 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.

No Board decisions shall be made at the public workshops. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
August 15, 202525-01705P

FIRST INSERTION

APC Towers, LLC is proposing to construct a 189-foot tall (overall height) mono-pole telecommunications structure near 34636 Fairview Heights Road, Zephyrhills, Pasco County, Florida (28° 16' 18.0" N, 82° 14' 31.5" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

APC Towers, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice.

In addition, any interested party may also request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1319312 when submitting the request and to view the specific information about the proposed action. 25-002984/hjf  
August 15, 202525-01706P

FIRST INSERTION

HIGHLAND TRAILS COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF RESCHEDULED MEETING

The Board of Supervisors ("Board") of the Highland Trails Community Development District ("District") will hold a Meeting on Tuesday, September 2, 2025, at 6:00 p.m. at the Hilton Garden Inn Tampa-Wesley Chapel 26640 Silver Maple Parkway, Florida 33544. This meeting was originally scheduled for Monday, September 1, 2025, and the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: https://www.highlandtrailsccd.org. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321, or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Larry Krause with Kai, via phone at (813) 565-4663 or via email at larry@hikai.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

Larry Krause  
District Manager  
August 15, 202525-01710P

FIRST INSERTION

MIRADA II COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF RESCHEDULED MEETING

The Board of Supervisors ("Board") of the Mirada II Community Development District ("District") will hold a Meeting on Tuesday, September 2, 2025, at 6:00 p.m. at the Hilton Garden Inn Tampa-Wesley Chapel 26640 Silver Maple Parkway, Florida 33544. This meeting was originally scheduled for Monday, September 1, 2025, and the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: https://www.mirada2cdd.org. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321, or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Larry Krause with Kai, via phone at (813) 565-4663 or via email at larry@hikai.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

Larry Krause  
District Manager  
August 15, 202525-01711P

FIRST INSERTION

NOTICE OF BOARD OF SUPERVISORS WORKSHOP  
ASTURIA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Asturia Community Development District will hold a Workshop on Tuesday, August 26, 2025, at 6:00 PM at the Asturia Clubhouse, 14575 Promenade Parkway Odessa, FL 33556.

The purpose of the workshop is to discuss matters relating to bonds, RFPs, and other topics. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The Board of Supervisors will not take any action at this workshop. The workshop may be continued to a date, time, and place to be specified at such meeting.

A copy of the agenda for the workshop may be obtained from the District Manager, via email at Heather@hikai.com, via phone at (813) 565-4663 during normal business hours, or from the District's website at https://www.asturiacdd.org.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Asturia CDD  
Heather Dille, District Manager  
August 15, 202525-01726P

FIRST INSERTION

SageBrush Community Development District  
NOTICE OF SPECIAL MEETING

The Board of Supervisors of SageBrush Development District will hold a special meeting on August 26, 2025 at 9:00 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544.

The purpose of the meeting is to consider certain documents related to the issuance of special assessment bonds; and, to conduct any other business that may come before the Board. A copy of the agenda may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (813) 933-5571 ("District Manager's Office").

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 meeting. There may be occasions when Board Supervisors or District Staff will participate by speaker telephone.

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

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

SageBrush Community Development District  
Scott Brizendine  
District Manager  
August 15, 202525-01712P

FIRST INSERTION

ZEPHYR LAKES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF RESCHEDULED MEETING

The Board of Supervisors ("Board") of the Zephyr Lakes Community Development District ("District") will hold a Meeting on Tuesday, September 2, 2025, at 6:00 p.m. at the Hilton Garden Inn Tampa-Wesley Chapel 26640 Silver Maple Parkway, Florida 33544. This meeting was originally scheduled for Monday, September 1, 2025, and the Board may consider any business that may properly come before it.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: https://www.zephyrlakescdd.org. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321, or by dialing 1-305-224-1968, Meeting ID: 390 048 0969, Passcode: 54321.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Larry Krause with Kai, via phone at (813) 565-4663 or via email at larry@hikai.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

Larry Krause  
District Manager  
August 15, 202525-01713P

FIRST INSERTION

Request for Proposals  
Landscape and Irrigation Maintenance Services for:  
Angeline of Pasco County Community Development District  
Pasco County, Florida

Notice is hereby given that the Angeline of Pasco Community Development District (the "District") will accept proposals from qualified firms interested in providing landscape and irrigation maintenance services. The Project Manual will be available for public inspection beginning on August 15, 2025 at 9:00 a.m. and may be obtained by emailing the District Manager, Larry Krause at Larry@hikai.com or Robert Stone at Robert@hikai.com. A Pre-Proposal Meeting will be held on August 25, 2025 at 11:30 a.m. via Zoom. The Zoom credentials are: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321. The Project Manual will include, but is not limited to, this Request for Proposals ("RFP"), Instructions for Proposers, Scope of Services, the Official Bid Proposal Form, a form of the Landscape Maintenance and Irrigation Services Agreement, affidavits and Maintenance Map.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit 1 hard copy proposal and 1 copy of their proposal on a thumb drive to the attention of Larry Krause at Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 no later than 1:30 p.m. (EST), September 15, 2025. The bid-opening will occur on September 15, 2025, at 1:30 p.m. via Zoom. The Zoom credentials are: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the receipt of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager.

Angeline of Pasco County  
Community Development District  
Larry Krause, District Manager  
August 15, 202525-01727P

Q&A

What is a public notice?

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

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

LV18237\_V34



--- PUBLIC SALES ---

FIRST INSERTION

**Request for Proposals**  
**Landscape and Irrigation Maintenance Services for:**  
**North AR-1 of Pasco County Community Development District**  
**Pasco County, Florida**

Notice is hereby given that the North AR-1 of Pasco Community Development District (the "District") will accept proposals from qualified firms interested in providing landscape and irrigation maintenance services. The Project Manual will be available for public inspection beginning on August 15, 2025 at 9:00 a.m. and may be obtained by emailing the District Manager, Larry Krause at Larry@hikai.com or Robert Stone at Robert@hikai.com. A Pre-Proposal Meeting will be held on August 25, 2025 at 11:30 a.m. via Zoom. The Zoom credentials are: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321. The Project Manual will include, but is not limited to, this Request for Proposals ("RFP"), Instructions for Proposers, Scope of Services, the Official Bid Proposal Form, a form of the Landscape Maintenance and Irrigation Services Agreement, affidavits and Maintenance Map.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit 1 hard copy proposal and 1 copy of their proposal on a thumb drive to the attention of Larry Krause at Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 no later than 1:30 p.m. (EST), September 15, 2025. The bid-opening will occur on September 15, 2025, at 1:30 p.m. via Zoom. The Zoom credentials are: https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the receipt of the Project Manual. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager.

North AR-1 of Pasco  
Community Development District  
Larry Krause, District Manager  
August 15, 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 Elysium Luxe located at 4040 Huntingdale Court in the City of Wesley Chapel, Pasco County, FL 33543 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 13th day of August, 2025.

Julie A Myers

August 15, 2025

FIRST INSERTION

**NOTICE OF FORFEITURE PROCEEDINGS**

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

**Case No.: 2025-CA-001352**

**IN RE: FORFEITURE OF: One (1) 2024 Ducati Multistrada Motorcycle (VIN: ZDMAALVW9RB016168)**

ALL PERSONS who claim an interest in the following property: One (1) 2024 Ducati Multistrada Motorcycle (VIN: ZDMAALVW9RB016168), which was seized because said property is alleged to be contraband as defined by Sections 932.701(2)(a)(1-6), Florida Statutes, by the Department of Highway Safety and Motor Vehicles, Division of Florida Highway Patrol, on or about April 26, 2025, in Pasco County, Florida. Any owner, entity, bona fide lienholder, or person in possession of the Property when seized has the right to request an adversarial preliminary hearing for a probable cause determination within fifteen (15) days of initial receipt of notice, by providing such request to Angelina Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612, by certified mail return receipt requested. A complaint for forfeiture has been filed in the above styled court.

August 15, 22, 2025

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Now Till Forever, located at 31440 Barrel Wave Way, in the City of Wesley Chapel, County of Pasco, State of FL, 33545, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 August, 2025.

Mykah Moyle  
31440 Barrel Wave Way  
Wesley Chapel, FL 33545  
August 15, 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 Suncoast located at 400 N Tampa St Ste 1550 #984810, in the County of Pasco, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 10th day of August, 2025.

Jason Becton

August 15, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000108TDAXXX**

NOTICE IS HEREBY GIVEN, That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105189  
Year of Issuance: 06/01/2022

Description of Property:  
21-25-17-0150-260000-0150  
MOON LAKE ESTATES UNIT  
FIFTEEN PB 6 PGS 65A-68 INCL  
LOTS 15 & 16 BLOCK 260 OR  
6731 PG 1966

Name(s) in which assessed:  
SCOUT VENTURES INC  
NEIL CRIBB AMR  
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000109TDAXXX**

NOTICE IS HEREBY GIVEN, That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2104548  
Year of Issuance: 06/01/2022

Description of Property:  
09-25-17-0010-00H00-0420  
MOON LAKE ESTATES UNIT  
1 PB 4 PGS 72-73 LOTS 42 & 43  
BLK H OR 1274 PG 429

Name(s) in which assessed:  
LAWRENCE W GUIDICE

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000110TDAXXX**

NOTICE IS HEREBY GIVEN, That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105248  
Year of Issuance: 06/01/2022

Description of Property:  
28-25-17-0200-27400-0350  
MOON LAKE NO 20 PB 7 PGS  
15,16,17 LOTS 35, 36 BLK 274 OR  
6105 PG 149

Name(s) in which assessed:  
SCOUT VENTURES INC  
NEIL CRIBB AMR  
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000111TDAXXX**

NOTICE IS HEREBY GIVEN, That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105248  
Year of Issuance: 06/01/2022

Description of Property:  
28-25-17-0200-27400-0350  
MOON LAKE NO 20 PB 7 PGS  
15,16,17 LOTS 35, 36 BLK 274 OR  
6105 PG 149

Name(s) in which assessed:  
SCOUT VENTURES INC  
NEIL CRIBB AMR  
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

--- TAX DEEDS ---

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000111TDAXXX**

NOTICE IS HEREBY GIVEN, That MARTIN PICO, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105249  
Year of Issuance: 06/01/2022

Description of Property:  
28-25-17-0200-27400-0370  
MOON LAKE NO 20 MB 7 PGS  
15-17 LOTS 37 & 38 BLOCK 274  
OR 6167 PG 1294

Name(s) in which assessed:  
SCOUT VENTURES INC  
NEIL CRIBB AMR  
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000112TDAXXX**

NOTICE IS HEREBY GIVEN, That RAJENDRA INC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2104885  
Year of Issuance: 06/01/2022

Description of Property:  
16-25-17-0090-13500-0620  
MOON LAKE NO 9 PB 4 PG 101  
LOTS 62 & 63 & N1/2 OF LOT 61  
BLK 135 OR 1545 PG 851

Name(s) in which assessed:  
MARY PULLICINO

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000138TDAXXX**

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2101291  
Year of Issuance: 06/01/2022

Description of Property:  
02-26-21-0120-00000-2060  
FLORIDA TRAILER ESTATES  
3RD ADDITION PB 7 PG 133  
LOT 206 OR 9185 PG 1893

Name(s) in which assessed:  
DAVID SIMONDS  
EDITH SIMONDS  
EDITH CHURCH

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000118TDAXXX**

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2104800  
Year of Issuance: 06/01/2022

Description of Property:  
15-25-17-0100-18200-0080  
MOON LAKE ESTATES UNIT  
10 PB 5 PGS 128-131 LOTS 8-10  
INCL BLOCK 182 OR 4040 PG 578

Name(s) in which assessed:  
STEVE A L'HOMME  
SANDRA K L'HOMME

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000122TDAXXX**

NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2106658  
Year of Issuance: 06/01/2022

Description of Property:  
12-25-16-0090-05900-0030  
GRIFFIN PARK PB 2 PGS 78-78A LOT 3 BLOCK 59 OR 3768 PG 961

Name(s) in which assessed:  
PHYLLIS A DENGEL

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000115TDAXXX**

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2108490  
Year of Issuance: 06/01/2022

Description of Property:  
18-26-16-0280-02500-0250  
FLOR-A-MAR SECTION 15-B PB  
9 PG 72 LOT 25 BLOCK 25 OR  
8800 PG 1240

Name(s) in which assessed:  
JACK A STUART  
MARY J STUART

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000130TDAXXX**

NOTICE IS HEREBY GIVEN, That FIG 20 LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2105141  
Year of Issuance: 06/01/2022

Description of Property:  
21-25-17-0140-22900-0570  
MOON LAKE ESTATES UNIT  
FOURTEEN PB 6 PGS 22-25  
INCL LOTS 57 & 58 BLOCK 229 OR 4925 PG 1324

Name(s) in which assessed:  
REBECCA BLACK  
SHAWN BLACK

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000133TDAXXX**

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2119381  
Year of Issuance: 06/01/2022

Description of Property:  
30-26-21-0010-03000-0220  
ASHBERRY VILLAGE PHASE  
1 PB 83 PG 5 BLOCK 30 LOT 22

Name(s) in which assessed:  
BASSAM JALAL DAGHER  
ROULA WILLIAM JAWHAR

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

FIRST INSERTION

**Notice of Application for Tax Deed 2025XX000116TDAXXX**

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2106502  
Year of Issuance: 06/01/2022

Description of Property:  
10-25-16-053D-00000-6060  
PALM TERRACE GARDENS  
UNIT 3 UNREC LOT 606 OR  
8946 PG 974

Name(s) in which assessed:  
HAWKEYE PARTNERS II LLC  
CLAUDE WILKERSON  
REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida

Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on September 18, 2025 at 10:00 am.

July 22, 2025

Office of Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller  
By: Denisse Diaz  
Deputy Clerk

Aug. 15, 22, 29; Sep. 5, 2025

Business Observer