

Public Notices



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JUNE 13 - JUNE 19, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
ENCORE 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 Encore Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	July 2, 2025
TIME:	4:00 p.m.
LOCATION:	Ella at Encore 1210 Ray Charles Blvd. Tampa, Florida 33602

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 533-2950 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://encorecd.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/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Stephanie DeLuna, District Manager June 13, 2025	25-01639H
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FIRST INSERTION	
NOTICE OF SPECIAL MEETING K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT	

NOTICE IS HEREBY GIVEN that the Board of Supervisors of K-Bar Ranch III Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them **on Thursday, July 10, 2025 at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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.

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) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

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.

Michael Perez, District Manager June 13, 2025	25-01686H
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FIRST INSERTION	
NOTICE OF SPECIAL MEETING BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Berry Bay Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them **on Thursday, July 10, 2025 at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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.

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) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

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.

Michael Perez, District Manager June 13, 2025	25-01687H
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FIRST INSERTION	
VILLAGES OF BLOOMINGDALE 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 Villages of Bloomingdale Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	July 15, 2025
TIME:	9:00 A.M.
LOCATION:	Villages of Bloomingdale 6301 Valleydale Drive Riverview Florida, 33578

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, Jason Greenwood, Governmental Management Services, 4530 Eagle Falls Place, Tampa, Florida 33619, Phone: (813) 344-4844 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at www.villagesofbloomingdalecd.com.

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, Jason Greenwood June 13, 2025	25-01640H
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FIRST INSERTION	
FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV	

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Fishhawk Community Development District IV (“**District**”) will hold a public hearing on **July 9, 2025 at 10:00 a.m.** 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 2025/2026**”). A regular 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.

It is anticipated that the public hearing and meeting will take place at **The Lakehouse at Fishhawk Ranch West, 6001 Village Center Drive, Lithia, Florida 33547**. A copy of the agenda and Proposed Budget, as well as information about how the public hearing and meeting will be held, may be obtained by contacting the offices of the District Manager, Rizzetta & Company, Inc., 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625, (813) 933-5571 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://www.fishhawkcd4.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law, including Chapter 190, Florida Statutes. 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. At the conclusion of the public hearing, the Board will, by resolution, adopt a budget to fund the operations and maintenance budget as finally approved by the Board.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at (813) 933-5571 during normal business hours, 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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearing and meeting, and may also file written objections with the District Manager within twenty (20) days of first publication of this notice. 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.

Wesley Elias, District Manager June 13, 20, 2025	25-01665H
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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 BMC INVESTMENTS located at 4830 W Kennedy Blvd SUITE 600, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 09th day of June, 2025. BARTHOLOMEW MANAGEMENT & CONSULTING LLC June 13, 2025	25-01683H

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 fictitious name of Revive Clinics located at 25 Mar Vista Circle, in the County of Hillsborough in the City of Pensacola, Florida 32507 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Hillsborough, Florida, this 28 day of May, 2025. Revive Functional Rehabilitation Center, P.L.L.C. June 13, 2025	25-01656H

FIRST INSERTION	
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS BELMONT COMMUNITY DEVELOPMENT DISTRICT Hillsborough County, Florida	

Notice is hereby given that the Belmont Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to Mick Sheppard at msheppard@gmscfl.com and Clayton Smith at csmith@gmscfl.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape and irrigation maintenance projects. 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.

There will be a mandatory pre-bid proposal conference on June 30, 2025, at 10:30 AM. This meeting will be held virtually. Prospective Proposers interested in attending the pre-bid meeting should reach out to Mick Sheppard at msheppard@gmscfl.com and Clayton Smith at csmith@gmscfl.com to receive the virtual attendance information.

Firms desiring to provide services for this project must submit one (1) written proposal AND a PDF file on a flash-drive no later than August 11, 2025 at 2:00 p.m. (EST) at 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Jason Greenwood. Additionally, as further described in the Project Manual, each Proposer shall supply a proposal bond or cashier's check in the amount of \$25,000 with its proposal. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS (Belmont Community Development District – Landscape & Irrigation Maintenance) ENCLOSED” on the face of it. Proposals received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

The District Manager will conduct a public meeting to publicly open the proposals on August 11, 2025 at 2:00 p.m. (EST) at 4530 Eagle Falls Place, Tampa, Florida 33619. No official action of the District's Board will be taken at this meeting, and it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five (5) calendar 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) / 1-800-955-8870 (Voice), for aid in contacting the District.

The submitted proposals will be reviewed by the District's Board of Supervisors (the “**Board**”) at a public meeting to be held on August 20, 2025 at 10:00 A.M. at Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598. Proposers are required to attend the meeting of the District's Board.

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 issuance 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, 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Jason Greenwood, (813) 344-4844.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Mick Sheppard at msheppard@gmscfl.com and Clayton Smith at csmith@gmscfl.com, with a further copy to Lindsay Whelan at Lindsay.WheLAN@KutakRock.com.

Belmont Community Development District
Jason Greenwood, District Manager

¹ Note that the District and Belmont II Community Development District are currently in the processing of merging, with the anticipated public hearing on such merger to be held on June 10, 2025 (the “Merger”). It is anticipated that the Merger will be effective on August 9, 2025. This Request for Proposals relates to the entirety of the lands to be included within the District post-Merger, which totals approximately 866 acres. June 13, 2025	25-01685H
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FIRST INSERTION	
INVITATION TO BID	

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids to perform Annual High Dusting and Window Washing Services at Raymond James Stadium.

BID #24-19
Annual High Dusting and Window Washing Services at Raymond James Stadium.

MANDATORY PRE-BID CONFERENCE
Friday, June 27, 2025 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Monday, July 7, 2025 not later than 10am

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

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.
Dated at Tampa, Florida this 29th Day of May, 2025.

/ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY June 13, 2025	25-01641H
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--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the
Palm Bay Community Development District

The Board of Supervisors (the “**Board**”) of the Palm Bay Community Development District (the “**District**”) will hold a public hearing and a meeting on Thursday, July 10, 2025, at 9:00 a.m. at the Courtyard by Marriott Tampa/Oldsmar located at 4014 Tampa Road, Oldsmar, Florida 34677.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.palmbaycdd.net, or may be obtained by contacting the District Manager's office via email at adamsc@whhassociates.com or via phone at (561) 571-0010 or Toll Free 1-(877) 276-0889.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Land Use	Total # of Units	ERU Allocation per Unit	Proposed Annual O&M* (October 1, 2025 - September 30, 2026)	Current Annual O&M Assessment* (October 1, 2024 - September 30, 2025)	Change in Annual Dollar Amount
Platted Lot	100	1.00	\$2,405.42	\$2,176.74	\$228.68

* Includes costs of collection and early payment discount allowance

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Chesley “Chuck” Adams, District Manager



June 13, 2025

25-01691H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/27/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 LAMP mobile home bearing the vehicle identification number 9278 and all personal items located inside the mobile home. Last Tenant: Estate of Richard Joseph Witkowski a/k/a Ryszard Josef Witkowski, All Unknown Beneficiaries, Heirs, Successors, And Assigns of Richard Joseph Witkowski a/k/a Ryszard Josef Witkowski, Estate of Alberta Jean Wright, All Unknown Beneficiaries, Heirs, Successors, And Assigns of Richard Joseph Wright and Unknown Party or Parties in Possession. Sale to be held at: Jersey MHP LLC, 111 E Linebaugh Avenue, Suite A, Tampa, Florida 33612 (727)-315-0414.

June 13, 20, 202525-01715H

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of STAR REALTORS at the address of 4590 Ulmerton Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes. SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation
By: /s/ David B. Bennett, Co-Chief Executive Officer
James N. Powell
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Attorneys for Applicant
Telephone: 727-999-9900

June 13, 202525-01661H

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE is hereby given that the undersigned, desiring to do business under the fictitious name of SUNCOAST TAMPA REALTORS at the address of 4590 Ulmerton Road, Clearwater, Florida 33762, intends to register said name with the Division of Corporations of the Florida Department of State, pursuant to Section 865.09, Florida Statutes. SUNCOAST TAMPA ASSOCIATION OF REALTORS, INC., a Florida not for profit corporation
By: /s/ David B. Bennett, Co-Chief Executive Officer
James N. Powell
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Attorneys for Applicant
Telephone: 727-999-9900

June 13, 202525-01660H

FIRST INSERTION

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors of the Covington Park Community Development District will hold two public hearings and a regular meeting on July 28, 2025, at 6:00 p.m. at the Covington Park Clubhouse, located at: 6806 Covington Garden Drive, Apollo Beach, Florida 33572.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025- 2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2025-2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, telephone: 813-787-8654, or email at: monolan@rizzetta.com during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. For more detail, a copy of the Fiscal Year 2025-2026 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

COVINGTON PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,476,012.50
COLLECTION COSTS @ 2.0%	\$31,404.52
EARLY PAYMENT DISCOUNT @ 4%	\$62,809.04
TOTAL O&M ASSESSMENT	\$1,570,226.06

Lot Size	Units	EAU's	Proposed Annual O&M Assessment Including Collection Costs/Early Payment Discounts Per Unit	Proposed Increase for FY 2025-2026
SF 35'	169	1.00	\$1,001.75	\$57.95
SF 35' (2004 Prepaid)	1	1.00	\$1,001.75	\$57.95
SF 55'	101	1.34	\$1,342.35	\$77.65
SF 60'	44	1.44	\$1,442.52	\$83.45
SF 70'	62	1.66	\$1,662.91	\$96.20
SF 40'	326	1.00	\$1,001.75	\$57.95
SF 40' (2005 Prepaid)	3	1.00	\$1,001.75	\$57.95
SF 50'	319	1.34	\$1,342.35	\$77.65
SF 50' (2005 Prepaid)	1	1.34	\$1,342.35	\$77.65
SF 50' (1999 Prepaid)	1	1.34	\$1,342.35	\$77.65
SF 60'	89	1.44	\$1,442.52	\$83.45
SF 70'	74	1.66	\$1,662.91	\$96.20

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

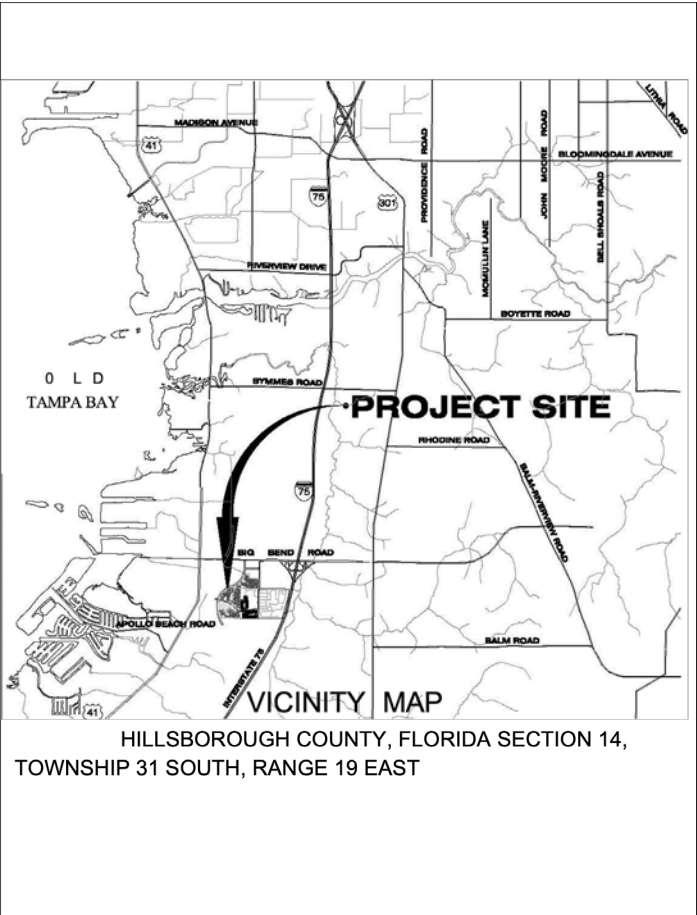
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication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

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 787-8654 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Matt O’Nolan, District Manager



June 13, 2025

25-01713H

--- PUBLIC SALES ---			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION		NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION	
Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 915183 from the Hillsborough County Public Schools, Operations Division, 1202 East Palm Avenue, Tampa, FL 33605. The application was received on April 4, 2025. Proposed activities include: the construction of an elementary and middle school and its associated infrastructure. The project name is Just Elementary and Stewart Middle School and is approximately 10.41 acres, located in Section 14, Township 29 South, Range 18 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and 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 Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 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 Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.		Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 919365 from the Hillsborough County Public Schools, Operations Division, 1202 East Palm Avenue, Tampa, FL 33605. The application was received on June 2, 2025. Proposed activities include: the construction of a new middle school and its associated infrastructure. The project name is Hillsborough County Middle School VV and is approximately 16.44 acres, located in Section 16, Township 32 South, Range 20 East, in Hillsborough County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and 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 Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 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 Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.	
June 13, 2025	25-01708H	June 13, 2025	25-01709H
FIRST INSERTION		FIRST INSERTION	
NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT		NOTICE OF PUBLIC SALE:	
A meeting of the Board of Supervisors of the Panther Trace II Community Development District ("District") will be held on Monday, June 23, 2025, at 10:00 a.m. at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at https://www.panthertracecd2.net/ or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").		ASCENSION AUTO SERVICE gives notice that on 07/01/2025 at 10:00 AM the following vehicles(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78. LIUGCJA2LA000689 2020 V MOTO 125	
June 13, 2025	25-01655H	June 13, 2025	25-01655H
FIRST INSERTION		FIRST INSERTION	
FICTITIOUS NAME NOTICE		NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
Notice Is Hereby Given that Calhoun International, LLC, 22365 Broderick Dr, Ste 400, Sterling, VA 20166, desiring to engage in business under the fictitious name of Core One, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.		Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2006 JYFE mobile home bearing vehicle identification number 1UJBJO2N561ET0269 and all personal items located inside the mobile home. Last Tenant: Estate of Burton Grimme, Any and All Unknown Heirs, Beneficiaries, Successors, and Assigns of Burton Grimme, Unknown Party or Parties in Possession and Burton Christian Grimme. Sale to be held at: Tampa East RV Resort, 4630 McIntosh Road, Dover, Florida 33527, 813-659-2504.	
June 13, 2025	25-01671H	June 13, 20, 2025	25-01716H
FIRST INSERTION		FIRST INSERTION	
PUBLIC NOTICE		NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES	
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application #916504 from SCI Funeral Services of Florida, LLC, 1929 Allen Parkway, Houston, TX 77019. Application received: May 5, 2025. Proposed Activity: Proposed improvements include the addition of a new Mausoleum and Stormwater trench (underground exfiltration). Project Name: Hillsboro Memorial Gardens. Project Size: 0.18 acres. Location: Section 29, Township 29S, Range 20E in Hillsborough County. Outstanding Florida Water: N/A. Aquatic Preserve: N/A. 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 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.		Notice is hereby given that the undersigned, desiring to engage in business under the Fictitious Name of UNIVISTA INSURANCE located at 6604 Harney Rd., Suite D in the City of Tampa, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of June, 2025. TAPS INSURANCE LLC Julio Rojas	
June 13, 2025	25-01710H	June 13, 2025	25-01670H
FIRST INSERTION		FIRST INSERTION	
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT		NOTICE TO CREDITORS	
The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on July 22 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.		IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001923 IN RE: ESTATE OF MARY BETH LORTON, Deceased.	
The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.		The administration of the estate of MARY BETH LORTON, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 June 13, 2025. Thomascean Gorman Petitioner	
A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburgh Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.		Dated this 8th day of June, 2025. Stephen Livingston	
Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. 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.		June 13, 2025	25-01675H
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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.		FIRST INSERTION	
Triple Creek Community Development District Matt O'Nolan, District Manager June 13, 2025		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001466 Division B IN RE: ESTATE OF BRUCE EDWARD SCOTT Deceased.	
25-01711H		The administration of the estate of BRUCE EDWARD SCOTT, deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office 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 June 13, 2025. Personal Representative: Ruth Wynelle Alexander Scott 3821 West San Juan Street Tampa, Florida 33629 Attorney for Personal Representative: /s/ Debra L. Dandar DEBRA L. DANDAR, Attorney Florida Bar Number: 118310 TAMPA BAY ELDER LAW CENTER 3611 West Azeele Street Tampa, FL 33609 Telephone: (813) 282-3390 Fax: (813) 902-3829 Debra@TBELC.com Amy.Morris@TBELC.com June 13, 20, 2025	
25-01638H		FIRST INSERTION	
25-01692H		FIRST INSERTION	

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

123 456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100

--- ESTATE ---	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001923 IN RE: ESTATE OF MARY BETH LORTON, Deceased.	
The administration of the estate of MARY BETH LORTON, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, FL 33601. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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: June 13, 2025. ALLISON MARIE KRUEGER Personal Representative 5115 Pine Grove Ter. S. Gulfport, FL 33707 STEVEN CARL SEIFERT Personal Representative 334 Danube Ave. Apt. No. 203 Tampa, FL 33606	
Ashley G. Friedrich Florida Bar No. 1007955 Attorney for Personal Representatives Hines Norman Hines, P.L. 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: afriedrich@hnh-law.com June 13, 20, 2025	
25-01651H	
FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 25-CP-001860 In re: ESTATE OF BARTLEY A. GORMAN Deceased.	
The administration of the estate of BARTLEY A. GORMAN, deceased, who died on December 11, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of 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 Decedent or 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 June 13, 2025. Thomascean Gorman Petitioner	
/s/ Jon Gatto Jon Gatto Florida Bar No. 547328 CARLTON FIELDS 4221 West Boy Scout Boulevard, Suite 1000 Tampa, Florida 33607 Telephone: (813) 229-4336 Facsimile: (813) 229-4133 Email: jgatto@carltonfields.com Attorneys for Petitioner 139624907.1 June 13, 20, 2025	
25-01654H	

ESTATE

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001443 IN RE: ESTATE OF RICKY PEACOCK, Deceased.	NOTICE TO CREDITORS CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA PROBATE AND MENTAL HEALTH DIVISION Case No. Case No. 24-CP-002317- DIV A In Re the Estate of: SABRINA YVONNE PATRICK, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001414 IN RE: ESTATE OF ROBERT WINGATE, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-001938 IN RE: ESTATE OF RONALD BLACKBURN AMRITT Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 25-CP-001924 IN RE: ESTATE OF HADIA A. SAFAVI Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY PROBATE DIVISION FILE NO.: 25-CP-001918 IN RE: RICHARD C. PETERS Deceased.
The administration of the estate of RICKY PEACOCK, deceased, whose date of death was March 7, 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 curator and the curator'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. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. 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: June 13, 2025. Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator 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 June 13, 20, 202525-01700H	The administration of the estate of SABRINA YVONNE PATRICK, deceased (the "Decedent"), whose date of death was January 9, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, room 101, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. Personal Representative: JOHN D. PATRICK, 16830 Banner Shell Place, Wimauma, Florida 33598 Attorney for Personal Representative: Thaddeus Freeman, Esq., 8150 Cypress Gardens Court, Largo, Florida 33777 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 TH IS 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 §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 was filed of record on June 7, 2025, in these proceedings, along with this notice to creditors being mailed, via United States mail, postage prepaid, to: no known creditors. THADDEUS FREEMAN, PLLC By: /s/Thaddeus Freeman Thaddeus Freeman FBN 0949299 8150 Cypress Gardens Court Largo, Florida 33777 (727) 394-2000 ATTORNEY FOR PERSONAL REPRESENTATIVE June 13, 20, 202525-01681H	The administration of the estate of Robert Wingate, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 June 13, 2025. Personal Representative: Jeanette E. Schneide 16731 US Hwy. Lot 138 Dade City, Florida 33523 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (1-800) 809-1774 E-Mail: andy@ponnocklaw.com June 13, 20, 202525-01663H	The administration of the estate of Ronald Blackburn Amritt, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 June 13, 2025. Personal Representative: Kathleen R. Amritt Attorney for Personal Representative: /s/ T. Edmund Spinks T. Edmund Spinks, Esq. Fla Bar No. 0423947 2801 W. Busch Blvd. Ste 200 Tampa, FL 33618 Phn: 813-651-1233 Fax: 813-489-2553 Email: ed@flellp.com June 13, 20, 202525-01659H	The administration of the estate of HADI A. SAFAVI, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-001924; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 June 13, 2025. Personal Representative SYED KAIWAN SAFAVI Attorneys for Personal Representative LINS LAW GROUP, P.A. D. Michael Lins, Esquire Florida Bar No.: 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com June 13, 20, 202525-01645H	The administration of the estate of RICHARD C. PETERS, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-001918; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 June 13, 2025. Personal Representative SHELBY A. PETERS 4313 Northpark Dr. Tampa, FL 33624 Attorneys for Personal Representative D. Michael Lins, Esquire Florida Bar No. 435899 J. Michael Lins, Esquire Florida Bar No.: 1011033 LINS LAW GROUP, P.A. 14497 N. Dale Mabry Hwy., Suite 160-N Tampa, FL 33618 Ph. (813) 386-5768 Primary E-mail: mike@linslawgroup.com Secondary E-Mail: kris@linslawgroup.com June 13, 20, 202525-01644H

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001500 IN RE: ESTATE OF DIANNE JACQUELINE BENNETT Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001750 Division: A IN RE: ESTATE OF JEFFREY C. AYRES Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001376 Division: U IN RE: ESTATE OF ELTON LEE PORTERVINT, JR. Deceased.
The administration of the estate of Dianne Jacqueline Bennett, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 June 13, 2025. Personal Representative: /s/Dwayne Derrick Dwayne Derrick 321 Winthrop Lane McDonough, Georgia 30253 Attorney for Personal Representative: /s/Tiffani K. Thornton Tiffani K. Thornton, Esq. FBN: 1007807 THE LAW OFFICE OF TIFFANI K. THORNTON 653 W. Lumsden Rd. Brandon, FL 33511 Telephone: 813-337-7349 Primary email: tiffani@tktlaw.org Counsel for Personal Representative June 13, 20, 202525-01650H	unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 June 13, 2025. Personal Representative: Mary Ann Paganella P.O. Box 985 Thonotosassa, Florida 33592 Attorney for Personal Representative: MICHAEL D. MILLER, Attorney Florida Bar Number: 396540 GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: mdmiller@gunster.com Secondary E-Mail: ndarcy@gunster.com Secondary E-Mail: eservice@gunster.com June 13, 20, 202525-01646H

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NOTICE TO CREDITORS IN THE CIRCUIT/COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001020 IN RE: ESTATE OF DOREEN ELAINE CHASTAIN, Deceased.	whose date of death was December 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 311 Pauls Drive, Suite 110, Brandon, FL 33511. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required	5990 Newbury Circle Melbourne, FL 32940 /s/ Stephen E. Spira Stephen E. Spira, Esq. Spira Law Group, PA Florida Bar No: 492061 4865 N. Wickham Rd., Suite 106 Melbourne, Florida 32940-8303 (321) 610-301 steve@spiralawgroup.com Attorney for Petitioner June 13, 20, 202525-01664H

--- ACTIONS / SALES ---

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001788 Division: A IN RE: ESTATE OF CECILIA LUSK Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001689 Division A IN RE: ESTATE OF JANET KITE RIDENOUR a/k/a JANET K. RIDENOUR, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION CASE NO.: 25-CP-001732 DIVISION: A IN RE: THE ESTATE OF: CHARLOTTE CHRISTINE HURSEY Deceased.	NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-000549 DIVISION: A IN RE: ESTATE OF SERGIO DEL VALLE AKA SERGIO DEL VALLE JR Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 23-CP-003214 IN RE: ESTATE OF JOLINE PATRICIA GRIESHOP (AKA JOLINE GRIESHOP), Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1038 IN RE: ESTATE OF EVA N. THURMOND Deceased.
The administration of the estate of Cecilia Lusk, deceased, whose date of death was February 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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. 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 June 13, 2025. Personal Representative: Patricia Lusk-Milam 409 Ryan Road Cary, N.C. 27511 Attorney for Personal Representative: Kimberly K. Muentert, Attorney Florida Bar Number: 0078340 Mortellaro Law 4102 W. Linebaugh Avenue, Suite 100 Tampa, FL 33624 Telephone: (813) 367-1500 Fax: (813) 367-1501 E-Mail: kmuentert@mortellarolaw.com Secondary E-Mail: kkmuenter@gmail.com June 13, 20, 2025 25-01717H	The administration of the estate of JANET KITE RIDENOUR a/k/a JANET K. RIDENOUR, deceased, whose date of death was February 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 June 13, 2025. JULIE M. GODDARD Personal Representative P.O. Box 273792 Tampa, FL 33688 JAMES P. HINES, JR. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com June 13, 20, 2025 25-01643H	The administration of the Estate of CHARLOTTE CHRISTINE HURSEY, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Edgecombe Courthouse, Attn: Probate Department, P.O. Box 989, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. The date of first publication of this notice is June 13, 2025. MICHAEL HURSEY Personal Representative 4007 West Tyson Avenue Tampa, Florida 33611 KNOWLTON LAW FIRM, P.L. Horace A. Knowlton IV, Esq. HORACE A. KNOWLTON IV, Esquire Attorney for Personal Rep. Florida Bar No.: 817945 14502 North Dale Mabry Highway Suite 200 Tampa, Florida 33618 813-253-3013 Knowltonlawfirmpl@gmail.com June 13, 20, 2025 25-01680H	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 ESTATE OF SERGIO DEL VALLE AKA SERGIO DEL VALLE JR, deceased, File Number 25-CP-000549, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601, that the decedent's date of death was January 8, 2025, that the total value of the non-exempt estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: Name BLEDIS SANCHEZ Asset Constitutionally exempt homestead: 2315 W. Clifton St, Tampa, FL 33603 Lot 26, Block 4, FIRST ADDITION TO MARJORY B. HAMNER'S RENMAH, a subdivision according to the plat thereof as recorded in Plat Book 26, Page 126, of the Public Records of Hillsborough County, Florida. Share/Amount 100% 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 June 13, 2025. Natalia Ouellette-Grice, Esq. LCO Law LLC 2901 W. Busch Blvd, Ste 805 Tampa, FL 33618 (813) 480-2106 natalia@lcolawfl.com LegalAdmin@lcolawfl.com Attorney for Plaintiff Fla. Bar No. 68905 File 2937-PSA June 13, 20, 2025 25-01667H	The administration of the estate of Joline Patricia Grieshop (aka Joline Grieshop), deceased, whose date of death was November 6, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication date of this notice is June 13, 2025. Joseph Grieshop 1110 2nd St. E. Bradenton, FL 34208 Paul Grieshop 1254 Persian Ave. Spring Hill, FL 34608 Julan Mustafa Attorney for Personal Representative Florida Bar Number 13147 PO Box 1487, Ellfers, FL 34680 727-725-7600 June 13, 20, 2025 25-01690H	If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH. The case number and decedent's name are: EVA N. THURMOND, File Number 2025-CP-1038. The address of the court where this probate is pending is: Circuit Court for HILLSBOROUGH County, Florida. 800 E. Twiggs Street, Tampa, FL 33602. Date of death of the decedent is: 09/21/2024. The date of first publication of this notice is: June 13, 2025. The second week of publication is: June 20, 2025. Personal Representative(s): Krista Thurmond. Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 Telephone: (863) 250-2990 June 13, 20, 2025 25-01666H

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NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION Case #: 20-CA-000947 DIVISION: B	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, PROBATE AND MENTAL HEALTH DIVISION CASE NO.: 25-CP-001544 DIV: B IN RE: ESTATE OF GAYLE FOSTER BERTELSTEIN, Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, PROBATE AND MENTAL HEALTH DIVISION CASE NO.: 25-CP-001577 DIVISION: B IN RE: ESTATE OF FRANKLIN JUSTICE OLIVER, SR., Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, PROBATE AND MENTAL HEALTH DIVISION CASE NO.: 25-CP-001577 DIVISION: B IN RE: ESTATE OF FRANKLIN JUSTICE OLIVER, SR., Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, PROBATE AND MENTAL HEALTH DIVISION CASE NO.: 25-CP-001577 DIVISION: B IN RE: ESTATE OF FRANKLIN JUSTICE OLIVER, SR., Deceased.	NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, PROBATE AND MENTAL HEALTH DIVISION CASE NO.: 25-CP-001577 DIVISION: B IN RE: ESTATE OF FRANKLIN JUSTICE OLIVER, SR., Deceased.
Wells Fargo Bank, N.A. Plaintiff, -vs.- Donald Costa, Jr. a/k/a Don Costa, Jr.; Tricia A. Costa a/k/a Tricia A. Ellis; Unknown Spouse of Donald Costa, Jr. a/k/a Don Costa, Jr.; Unknown Spouse of Tricia A. Costa a/k/a Tricia A. Ellis; Florida Housing Finance Corporation; Clerk of Circuit Court for Hillsborough County, Florida; The Solomon Law Group, P.A.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 20-CA-000947 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Donald Costa, Jr. a/k/a Don Costa, Jr. are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on June 23, 2025, the following described prop-	erty as set forth in said Final Judgment, to-wit: LOT(S) 4, BLOCK 13 OF WESTCHASE, SECTION 307 AS RECORDED IN PLAT BOOK 85, PAGE 37, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: mttebbi@logs.com By: /s/Lara Diskin FL Bar # 43811 for Michael L. Tebbi, Esq. FL Bar # 70856 19-322567 FCO1 WEQ June 13, 20, 2025 25-01648H	at www.hillsborough.realforeclose.com on August 5, 2025 at 10:00:00 AM EST in the following described real property as set forth in said Final Judgment, to wit: LOT 04, IN BLOCK 04, OF WYNNMERE EAST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 5th day of June, 2025. ALDRIDGE PYTE, 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@aldridgepyte.com Reason: I am the author of this document Location: Date: 2025.06.05 13:44:48-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepyte.com 1100-254B June 13, 20, 2025 25-01658H	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: June 13, 2025. FRANKLIN JUSTICE OLIVER, JR. 4224 53rd Ave W #2301 Bradenton, FL 34210 Personal Representative Justin J. Klatsky Attorney for Personal Representative Florida Bar No. 62500 Valrico Law Group 3626 Erindale Drive Valrico, FL 33596 Telephone: (813) 661-5180 Email: justin.klatsky@valricolawgroup.com Secondary Email: tara.morrow@valricolawgroup.com June 13, 20, 2025 25-01689H	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 June 13, 2025. Personal Representative: Margaret Zertucha 116 SW 127th Ave, Plantation, FL 33325 Attorney for Personal Representative: By: James D. Camp III 111 SE 12th Street (Davie Blvd.) Fort Lauderdale, FL 33316 (954) 524-8111 Office (954) 524-2661 Fax Florida Bar No. 374717 Primary E-Mail Address: legalservice@campandcamplaw.com Secondary E-Mail Address: jdcamp3@campandcamplaw.com June 13, 20, 2025 25-01688H	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 June 13, 2025. Personal Representative: Margaret Zertucha 116 SW 127th Ave, Plantation, FL 33325 Attorney for Personal Representative: By: James D. Camp III 111 SE 12th Street (Davie Blvd.) Fort Lauderdale, FL 33316 (954) 524-8111 Office (954) 524-2661 Fax Florida Bar No. 374717 Primary E-Mail Address: legalservice@campandcamplaw.com Secondary E-Mail Address: jdcamp3@campandcamplaw.com June 13, 20, 2025 25-01688H

ACTIONS / SALES---

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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION UCN:292025CP000868 File#25-CP-000868 Division: A IN RE: ESTATE OF JANICE NELL FENDER, aka AKA JANICE FENDER Deceased. The administration of the estate of JANICE NELL FENDER, also known as AKA JANICE FENDER, deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg's 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. 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: June 13, 2025. Signed on this 4th day of June, 2025. /s/Lori Anderson LORI ANDERSON Personal Representative 8458 Ridgebrook Circle Odessa, FL 33556 /s/Danielle McManus Noble Danielle McManus Noble Attorney for Personal Representative Florida Bar No. #119451 McMANUS & McMANUS, P.A. 79 Overbrook Blvd. Largo, Florida 33770-2899 Telephone: (727) 584-2128 Fax: (727) 586-2324 Email: danielle@mcmanusestateplanning.com Secondary Email: lawoffice@mcmanusestateplanning.com June 13, 20, 202525-01682H	NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 25-CC-9220 FUNICK, LLC, a Florida limited liability company, Plaintiff, v. FUBAR ASSETS, LLC, as Trustee of the 4319 Balington Drive Land Trust, Defendant. 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 July 25, 2025 at 10:00 a.m. the following described real property: 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. a.k.a. 4319 Balington Drive, Valrico, FL 33596 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. 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. /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 June 13, 20, 202525-01647H
FIRST INSERTION NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-001600 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, VS. FRANKLIN DARRELL PORTER A/K/A FRANKLIN D. PORTER; LIVE OAK PRESERVE ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A MILAGRO PORTER; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 4, 2025 in Civil Case No. 23-CA-001600, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff, and FRANKLIN DARRELL PORTER A/K/A FRANKLIN D. PORTER; LIVE OAK PRESERVE ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A MILAGRO PORTER; 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 www.hillsborough.realforeclose.com	FIRST INSERTION RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22-CA-006611 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. LAWANDA L HODGES A/K/A LAWANDA HODGES, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 22-CA-006611, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and LAWANDA L HODGES A/K/A LAWANDA HODGES; MILTON PATTERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this 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 21st day of July 2025, the following described property as set forth in said Final Judgment, to wit: LOT 28, BLOCK 14, OAK CREEK PARCEL 4, ACCORDING TO PLAT THEREOF AS RECORD-

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NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-009475 Division G UNITED MIDWEST SAVINGS BANK, N.A., Plaintiff, vs. TAMPA PEDIATRIC DENTISTRY, P.A., a Florida corporation; KIDDOC PROPERTIES, LLC, a Florida limited liability company; DAVID P. ALFANO, an individual, and THE COMMONS CONDOMINIUM ASSOCIATION OF TAMPA, INC., a Florida not for profit corporation, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order Canceling and Rescheduling Foreclosure Sale dated May 24, 2025, and Final Judgment of Foreclosure dated April 6, 2025, and entered in Case No. 24-CA-009475 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, the Clerk of the Court, Victor D. Crist, will conduct a foreclosure sale at https://www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions, at 10:00 a.m. EST on July 23, 2025. The following described property will be sold to the highest and best bidder for cash as set forth in said Final Judgment, to wit: Unit N19, THE COMMONS, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 7930, Page 880, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements. Tax ID Nos: U-04-28-18-OVA-	000000-00N19.0 Property address commonly known as: 14037 North Dale Mabry Highway, Unit N19, Tampa, Florida 33618 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 with the Clerk no later than the date that the clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. 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. DATED this 27th day of May, 2025. STOVASH, CASE, SHAY & PEARCE, P.A. By: Rachel E. Scherwin Robert J. Stovash, Esquire Florida Bar No. 0769320 rstovash@scsplaw.com Rachel E. Scherwin, Esquire Florida Bar No. 0479934 rscherwin@scsplaw.com The VUE of Lake Eola 220 N. Rosalind Ave. Orlando, Florida 32801 Telephone: (407) 316-0393 Telecopier: (407) 316-8969 Attorneys for Plaintiff June 13, 20, 202525-01697H
FIRST INSERTION RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 22-CA-006611 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. LAWANDA L HODGES A/K/A LAWANDA HODGES, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 22-CA-006611, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and LAWANDA L HODGES A/K/A LAWANDA HODGES; MILTON PATTERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. The Clerk of this 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 21st day of July 2025, the following described property as set forth in said Final Judgment, to wit: LOT 28, BLOCK 14, OAK CREEK PARCEL 4, ACCORDING TO PLAT THEREOF AS RECORD-	ED IN PLAT BOOK 109, PAGE 78 THROUGH 84 OF PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8442 WHITE POPLAR DR, RIVERVIEW, FL 33578 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK 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. Twigg's Street, Room 604, Tampa, FL 33602. Dated this 3rd day of June 2025. /s/ Ian Norych Ian R. Norych, Esq. Fla. Bar Number: 56615 DELUCA LAW GROUP, PLLC 2101 N.E. 26TH Street, Fort Lauderdale, FL 33305 Phone: (954) 368-1311 Fax: (954) 200-8649 Email: inorych@delucalawgroup.com DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516: service@delucalawgroup.com 22-05236 June 13, 20, 202525-01649H
FIRST INSERTION NOTICE OF FORECLOSURE SALE IN AND FOR CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-003340 DIV.: T U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-2, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation, Plaintiff, GPS PROTECTION SERVICES, LLC, a Florida limited liability company; DERRICK GRACE, SR., individually; THE SHOALS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit Corporation.; and UNKNOWN TENANT(S)/ OWNER(S)/ SPOUSE(S) IN POSSESSION, Defendants, NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on April 8th, 2025, in Civil Action No. 2024-CA-005657, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell to the highest and best bidder for cash at https://hillsborough.realforeclose.com	AT 10:00 am on the 17th day of July, 2025 for the real property located at: Lot 10, Shoals, according to the map or plat thereof as recorded in Plat Book 99, Page 87, Public Records of Hillsborough County, Florida Address: 909 Shoals Landing Drive, Brandon, Florida 33511-8407. Parcel Id. No. U-23-30-20-731-000000-00010.0 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711 Dated this 23rd of April 2025. PAUL A. GIORDANO Florida Bar No. (194190) pgiordano@ralaw.com Roetzel & Address, Suite 1000 2320 First Street Suite 1000 Fort Myers, FL 33901-2904 Telephone: 239.337.3850 June 13, 20, 202525-01637H

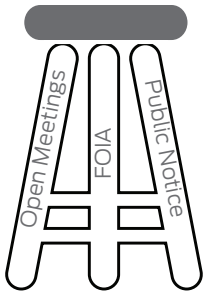
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NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 19-CA-008745 DIVISION: B Citibank, N.A., as Trustee for CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-QX1 Plaintiff, -vs.- Manuel G. Varela a/k/a Manuel Varela; Evelyn Aguilar a/k/a Evelyn Gaguliar; Hillsborough County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devises, Grantees, or Other Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 19-CA-008745 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Citibank, N.A., as Trustee for CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2007-QX1, Plaintiff and Manuel G. Varela a/k/a Manuel Varela are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on July 28, 2025, the following described property as set forth in said	Final Judgment, to-wit: LOT 50, BLOCK 9, BAY PORT COLONY, PHASE III, UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. "In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770." *Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com* Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only: FLEService@logs.com For all other inquiries: metbebi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 19-320178 FCO1 CXE June 13, 20, 202525-01684H
FIRST INSERTION NOTICE OF FORECLOSURE SALE IN AND FOR CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24CA005657 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VCC LOAN TRUST 2023-3, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation, Plaintiff, GPS PROTECTION SERVICES, LLC, a Florida limited liability company; DERRICK GRACE, SR., individually; THE SHOALS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit Corporation.; and UNKNOWN TENANT(S)/ OWNER(S)/ SPOUSE(S) IN POSSESSION 918 SHOALS LANDING DRIVE, Defendants. NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered on April 8th, 2025, in Civil Action No. 2024-CA-005657, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Victor Crist, Clerk of Court, will sell to the highest and best bidder for cash at https://hillsborough.realforeclose.com at 10:00 am on the 9th day of July	2025 for the real property located at: Lot 6, SHOALS, according to the plat thereof, as recorded in Plat Book 99, Page 87, of the Public Records of Hillsborough County, Florida. Address: 918 Shoals Landing Drive, Brandon, Florida 33511-8407. Parcel Id. No. U-23-30-20-731-000000-00006.0 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. If you are a person with a disability who needs an accommodation, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation please contact the ADA Coordinator within seven working days of the date the service is needed; if you are hearing or voice impaired, call 711 Dated this 23rd of April 2025. PAUL A. GIORDANO Florida Bar No. (194190) pgiordano@ralaw.com serve.pgiordano@ralaw.com Roetzel & Address, Suite 1000 2320 First Street Suite 1000 Fort Myers, FL 33901-2904 Telephone: 239.337.3850 June 13, 20, 202525-01642H
FIRST INSERTION NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 2024-CA-001319 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES, Plaintiff v. JENNIFER D. TISHLER; ET AL., Defendant(s). NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated April 9, 2025, and Order on Plaintiff's Motion to Cancel & Reschedule Foreclosure Sale Set for June 10, 2025 dated May 16, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 15th day of July, 2025, at 10:00 A.M. to the highest and best bidder for cash, at http://www.hillsborough.realforeclose.com on the following described property: LOT 2, BLOCK 4, HARBOR VIEW PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 3302 W Harbor View Avenue, Tampa, FL	33611 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. 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. Dated: June 6, 2025. BITMAN, O'BRIEN, PLLC /s/ Samantha Darrigo Samantha Darrigo, Esquire Florida Bar No.: 92331 sdarrigo@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3114 Attorneys for Plaintiff June 13, 20, 202525-01652H

ACTIONS / SALES

FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 23-CA-013351 RF -Section I FLAGSTAR BANK, N.A., Plaintiff, vs. SUZAN JOHN WENGI; CHAUNCEY M. CHAPELLE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BOYETTE PARK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 22, 2025, and entered in Case No. 23-CA-013351 of the Circuit Court in and for Hillsborough County, Florida, wherein FLAGSTAR BANK, N.A. is Plaintiff and SUZAN JOHN WENGI; CHAUNCEY M. CHAPELLE; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LOTS 3 AND 4, SUSIEANNA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. 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 6th day of June 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01321 SM, LLC V6.20190626 June 13, 20, 202525-01678H			
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-009193 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM3, Plaintiff, vs. TARA S. BOWLES; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed May 29, 2025 and entered in Case No. 24-CA-009193, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM3 is Plaintiff and TARA S. BOWLES; UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on July 3, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 3 AND 4, SUSIEANNA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No. 2.065. 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 6th day of June 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-01321 SM, LLC V6.20190626 June 13, 20, 202525-01678H			
FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 23-CA-001980A001HC DIVISION: I RF -Section II U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT, Plaintiff, vs. CHARLES A. EADENS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 29, 2025, and entered in Case No. 292023CA011980A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT is Plaintiff and CHARLES A. EADENS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on July 3, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 9, BLOCK 4, SEMINOLE CREST ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED June 5, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-192044 / TM1 June 13, 20, 202525-01669H			
FIRST INSERTION			
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 22-CA-006469 DIVISION: RF -Section I FORETHOUGHT LIFE INSURANCE COMPANY, Plaintiff, vs. MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated January 18, 2024 and an Order Resetting Sale dated May 22, 2025 and entered in Case No. 22-CA-006469 of the Circuit Court in and for Hillsborough County, Florida, wherein FORETHOUGHT LIFE INSURANCE COMPANY is Plaintiff and MICHELLE D. UNSWORTH A/K/A MICHELLE UNSWORTH; CITY OF TAMPA, FLORIDA; VELOCITY INVESTMENTS, LLC; BANK OF AMERICA, NA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on June 26, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 14, BLOCK 11, ANITA SUBDIVISION, 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 30, PAGE 21; SAID LANDS SITUATE LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED June 4, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1491-185111 / TM1 June 13, 20, 202525-01668H			
FIRST INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 13-CA-007229 DIVISION: B RF -Section I U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. KAREN FOLEY A/K/A KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment of Foreclosure dated May 20, 2025, and entered in Case No. 13-CA-007229 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and KAREN FOLEY A/K/A KAREN L. FOLEY; RICHARD FOLEY A/K/A RIC FOLEY; HUNTINGTON NATIONAL BANK; UNITED STATES OF AMERICA; FARMINGTON HOMEOWNERS ASSOCIATION, INC. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough. realforeclose.com, 10:00 a.m., on July 21, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 29, BLOCK 3, FARMINGTON, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 32 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG. DATED June 4, 2025. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1422-185477 / SM2 June 13, 20, 202525-01703H			
FIRST INSERTION			
AMENDED NOTICE OF SALE IN THE CIRCUIT COURT, FOR THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2023-CA-012403 SUNBELT RENTALS, INC., a foreign corporation, Plaintiff, vs. THE DORSET GROUP LLC, a Florida limited liability company; RP CONTRACTING & COATINGS, LLC, a Florida limited liability company; and RYAN MCKENNEY PICK, Individually, Defendants. Notice is hereby given that pursuant to a Final Judgment of Foreclosure for Evidentiary Hearing on Amended Motion for Entry of Final Judgment of Foreclosure Liquidating the Quantum of Attorney's Fees, Appellate Attorney's Fees, Expert Witness Fees and Court Costs to Which Plaintiff is Entitled and to Schedule Judicial Sale entered in this cause, in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida, to wit: Lots 11 and 12, Block 14, Revised Map of East Bay Addition, according to the plat thereof as recorded in Plat Book 4, Page 108, Public Records of Hillsborough County, Florida together with the South 1 /2 of the vacated alley abutting said Lots 11 and 12 on the North; Parcel ID No. A-17-29-19-40D-000014-00012.0, will be sold at public sale, to the highest and best bidder for cash, on the Internet in accordance with Florida Statutes at www.hillsborough.realforeclose.com, at 10:00 a.m. on the 29th day of July, 2025. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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. WITNESS my hand and official seal of said Court this 6th day of June, 2025. Clerk of Circuit Court By: Barry Kalmanson, Esquire for the Court			

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

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

Publishing notices on the internet is neither cheap nor free





Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It’s Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0509730000
File No.: 2025-405
Certificate No.: 2022 / 4713
Year of Issuance: 2022
Description of Property:
ALAFIA SUBDIVISION LOT 7
PLAT BK / PG: 14 / 28
SEC - TWP - RGE: 26 - 30 - 19
Name(s) in which assessed:
PAUL F SAVICH REAL ESTATE LLC

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025

25-01549H

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1462440000
File No.: 2025-408
Certificate No.: 2022 / 11957
Year of Issuance: 2022
Description of Property:
SULPHUR SPRINGS ADDITION LOT 6 AND W 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 7 PLAT BK / PG: 6 / 5
SEC - TWP - RGE: 19 - 28 - 19
Name(s) in which assessed:
SAMER QADER
ABDEL RAZZAK QADER

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 5/12/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
May 30; Jun. 6, 13, 20, 2025

25-01546H

Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424

Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1027 - rosa, Leandro dela; 1049 - Moronta, Jackie; 1066 - demisea, Tyteanno; 2027 - Anthony, Tierra; 4007 - Estrada, Alex; 6041 - Palmer, Daniel; 6079 - Metzger, Jay; 7044 - Irvin, Betty; 7061 - washington, claudia; 7075 - Soluri, Paul J; 7076 - Mason, Tkera; 8045 - hartnett, Andrew; 8059 - George, Kenyaetta; 8060 - Christie, Winston; 8077 - Dragas, Danijella; 8088 - Shankman Leone, P.A. Lewis, Tiffany; 8094 - Leslie, Adrienne; 8108 - Obrien, Jessica

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

0508 - Alfonso, Anthony; 0513 - williams, Levi; 0713 - Rosario, Gregory; 0816 - Hernandez, Enrique; 1148 - Farrar, Michael; 1262 - Lewis, Emily; 1282 - Maxey, Zachary; 1303 - Lucassweatt, Brandi; 1310 - Dixon, Chamir; 1337 - Delapena, Ali; 1360 - Rowan, Dennis; 1438 - Gordon-Lynch, Carla Lesley-Ann; 1446 - Kerr, Allison; 1461 - Rodriguez, Carlos; 1484 - Ortiz, Eric; 1701 - Kraft, Kimberly

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824

Time: 10:00 AM

Sale to be held at www.storagetreasures.com.

B081 - De Armond, Katherine; B087 - WAINWRIGHT, LEEROY; B100 - Valavender, Kaitlin; C019 - Thompson, Kyree; E074 - Vazquez, Luis; E088 - Hayes, Dionne; F007 - menendez, tino; F031 - Espana, Edgar; F046 - Fernandez, Melanie; F077 - Bowens, Isaiah; F102 - guzman, Haydee; G039 - Silva, Rodrigo; G041 - Diaz, Brenda; G081 - Mottorn, Christopher; G084 - Tirado, Richard; G093 - McCrae, Brian; G100 - Aviles, Bluetie; H040 - Zarnoch, Roberta; H064 - Jimenez, Melissa; H075 - Jimenez, Abraham; J009 - Villatoro, Guillermo; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA; J051 - Mejias, Rob; K029 - Cruz, Eli

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

1073 - Green, Tawana Boone; 1094 - Love, MDaezha; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1233 - Vega, Jerry; 1247 - Paulino, Rafael; 1313 - Anderson, Vanilla; 1345 - Fieger, Celia; 1391 - Akinlofa, Adeola; 1392 - Akinlofa, Adeola; 1406 - Scallon, Thomas; 2044 - Paulino, Rafael; 2057 - Figueroa, Maria; 2065 - Pitchford, Ashley; 2209 - Norman, Stephanie; 2253 - DE ARMOND, KATHERINE; 2268 - White, Omar; 2286 - Gonzalez, Joseph; 2289 - Williams, Lamont; 2325 - DE ARMOND, KATHERINE; 2333 - Byrd, Willie; 2421 - Ohair, Pala; 2434 - Llanos-Rivera, Betzaida; 3036 - Franklin, Ferron; 3039 - BROOKS, MICHELLE; 3057 - Voguish Boards LLC Delgado, Nicolas; 3059 - Gordon, Tammy; 3064 - sconiars, Johniela; 3092 - Johnson, Sayonni; 3126 - Rivera, Francheska; 3163 - Davis, De Azia; 3250 - Brown, Teresa; 3282 - Carrington, Lisa; 3283 - Henderson, Letoya; 3305 - DE ARMOND, KATHERINE; 3317 - DE JESUS, FELIPE; 3327 - DE ARMOND, KATHERINE; 3370 - Lopez, Jasmine; 3372 - Grant, Beverly; 3374 - Negron, Elan; 3376 - Lopez, Jimmy; 3386 - Malave, Tiffanie; 3392 - Lersundy, Carlos; 3405 - Ruiz, Dianelys; 3428 - Cruz, Henry; 3432 - Riles, Kathleen; 3437 - Denis, Rebecca; B151 - Johnson, Ray; C043 - JSS Distribution Service Rubino, Brenda; C061 - Stroll, Casey; D104 - Rodriguez, Angel M; D108 - Advanzeon Solutions Inc Heidt, Mark; D118 - Fernandez, Khaleb; E071 - Gonzalez, Zeihara; E097 - Wilks, Kenneth; F075 - Goodson, Patricia; F090 - Veloz, Dianelys; F096 - Stroll, Angie; F099 - hunt, devontae; F106 - Merinoconte, Pedro; F114 - Smith, Natalie; F117 - Mullings, Alexander; F131 - Abreu, Juanita; F138 - Sherman, Daryl; F146 - Yanez Agelvis, Jose; F157 - Brunson, Jeanette

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137

Time: 10:30 AM

Sale to be held at www.storagetreasures.com.

A003 - Reed, Ebony; A005 - Johnson-Streater, Herbrinia; A026 - Shelby, paul; A029 - liebert, tim; B004 - Jenkins, Kennie; B007 - jacobsen, walter; B009 - Joseph, Jasmyne; B019 - Baker, Rebecca; B023 - Jackson, Tarshell; B025 - james, Katrina; B029 - Goldsmith, Annie; B049 - Lewis, Razjhae; B053 - Kelly, Mary; B057 - Rafferty, Christopher; B061 - Garcia, Jenndalix; B062 - Anderson, Tamika; B076 - Carson, Darnisha; C026 - Williams, Kendrick; C027 - FLOYD, UNIQUE; C028 - Cantt, Dana; C080 - Walker, Tjion; C088 - McClendon, Chalynda; C097 - knighton, Stacey; C113 - Boothe, Andre; C121 - smith, jacqueline; D004 - Smith, Chisa; D007 - powers, jeffery; D015 - Mack, Katrina; D026 - Figueroa, Brandon; D063D - Torres, Giovanni; D064I - Ladson, Tishia; D072 - Buzek, Brandi; D093 - fitzgerald, alfreda; D125 - Grim, Matthew; D137 - Lundy, Patricia; E004 - Lattanzi, Brendon; E018 - Oneal, Ronnie; E028 - Davis, Kevy; E055 - Jimenez, Ruth

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

Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

I034 - Vieira, David; I036 - Velasquez, Jessica; I038 - Murphy, Diamond; I061 - Flemister, Ernestine; I133 - hodges, robert I; I141 - Torres, Gisela; A014 - Boyle, Shery A; A025 - Allen, Deanthony; B027 - Jackson, Earnest; B030 - Combs, Francheska; B039 - Redmond, William; C010 - Boykin, Elexsis; C016 - Reyes, Maria Luisa; C057 - Jackson, Jahmil; D032 - Dossantos, David; D048 - VECIANA, Geovani; F004 - Corley, Louis; F012 - Hernandez, Lazaro; F016 - Sudney, Brian

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473

Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

A019 - Joyal, James; A041 - Jackson, Breshaun; B005 - Ososki, Samuel; C018 - negron, Aileen; C025 - Ries, Delaney; C043 - Ososki, Samuel; D027 - Murillo, Mariana; E010 - beach, Robert; E041 - Elias, emily; E051 - Santiago, Isiah; E059 - Jackson, Evanthyony M; E074 - kidane, Giday; E100 - Washington, Rickey; E101 - Austin, Randall; E118 - Guzman, Garrett; E128 - Evans, Angela; E147 - PAUL, ROSELLA; E162 - Ososki, Samuel; G130 - Barnett, Donnese

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.

A011 - Grates, Charles; A012 - Lindsey, Darnisha; A019 - Chestaro, Ingrid; A022 - Johnson, Amya; A023 - Jackson, Sandra; A027 - James, Banks; A042 - Polanco Gonzalez, Tomas; A047 - Darnell, Roneishia; A057 - Nadeem, Sayyed; A077 - Triana, Yanellys; B004 - Smith, Demarcus; B005 - Gomez Gomez, Feliciano; B015 - Lovell, Amber; B017 - Mgarrey, Shelly; B035 - Vazquez, Pedro; B041 - Villalta, Nora; B049 - Richardson, Takeshia; B056 - Peele, Scott; B061 - williams, christine; B079 - Butson, Bryan; B083 - Holland, Aaron; B084 - Kelly, Kirk; E001 - wilson, Domon; E008 - Campos, Jesenia; F006 - Triana, Yanellys; F020 - Raiford, Eukiela Daniels; F022 - Hall, Crystal; G004 - Clayton, Mary; G005 - Sepulveda, Edwin; G021 - matute, Lechey; G023 - Pass, Roberta; G036 - Pouchie, Brenda; G044 - Long, Shenita; G048 - Gonzalez, Adlinelena Martinez; G051 - Daniels, Damar; H003 - Richardson, Edwina; H009 - Guilford, Kiara; H024 - Myers-Dudoit, Tiana; H026 - Pena, Santiago; H031 - leocadia, jeanine; H040 - kelley, Talia; H043 - Robinson, Linda; H045 - Scott, Joshua; H064 - Powell, James; H071 - Sanchez, Jessica; H077 - Allen, Erion; I002 - Manius, Elie; I014 - Williams-Anderson, Kelly; I019 - Perez, Coralia; I021 - Bradley, Tonisha; I026 - Prescott, Tai; I056 - BARNETT, DENNIS A; I058 - young, April; J060 - Dupree, Sayyida Monique; J061 - Seay, James; J067 - Green, Anita; J077 - Dundas, Ardakre; J083 - Montana, Catherina; K018 - Bellamy, Tyren; P018A - Hopper, Antoine; P029 - Perry, Bernard

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182

Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

0115 - USF Sigma Chi Theta Beta sansaverino, lucas; 0117 - chandler, michael; 0202 - Children with a vision inc Lewis, Tonya; 0205 - Archie, Katrice; 0245 - Exum, Britney; 0267 - Jordan, Tatyana; 0330 - Mayo, Irene; 0332 - o, Maria ; 0365 - Thompson, Shaneka; 0366 - Purnell, Jasmine; 0368 - Gray, Dajah; 0376 - Williams, Terrence; 0416 - ford, Tameoka; 0419 - Platts, Jonathan; 0431 - Floyd, Timothy; 0449 - Owens, Verlon; 0456 - Jones, Timika V; 0458 - Matthews, Rochelle Marie; 0508 - Kelley, Tquowanda; 1019 - Harris, Terri; 1023 - lowry, Lorenzo; 1024 - Howlader, Rubai; 1055 - Robinson, Brittany; 1061 - Hampton, Dominisha; 1062 - Gonzalez, Thalia; 1063 - Mays, Glenda; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1073 - Mays, Glenda; 1137 - Bradshaw, Tyra; 1146 - Cruz, Sashiah; 1153 - stancil, Diane; 1160 - grimes, Terry; 1199 - Jackson, Gregory; 1205 - Martinez, Kelvin; 1255 - Smith, Phonecia; 1266 - Rollerson, Terri; 1281 - Shell, Stephanie; 1299 - Johnson, Raymond; 1302 - Dawson, Rudolph; 1303 - Erinle, Edward; 1343 - Baldivia, Tamara; 1354 - Ezzahi, Francheska; 1372 - Maldonado, Jarimar; 1382 - Irvin, Stephen; 1416 - Mixon, Permella; 1417 - Davis, Deandre; 1419 - brooks, tiffany; 1430 - Wright, Jaron; 1432 - Hagemann, Kenneth; 1435 - wise, Wesley; 1448 - Herron, Wyshuna; 1455 - Lawson, Carole; 1464 - Young, Fayelace; 1470 - Janzen, Amanda; 1477 - norton, tumeka; 1486 - Dukes, Mary; 1491 - jackson, Eyria; 1494 - Comer, Jessica; 1497 - Rivera, Luis Anibal; 1500 - Kegler, Cheryl; 1511 - Lanyon, Sarah K; 1519 - Taylor, Cherie; 1535 - Clemmons, Bernard; 1544 - Dye, Amelia; RV017 - durga, aravind

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129

Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

0112 - fitzgerald, Joann; 0120 - Rosado, Giovanni; 0149 - Carr, Mark; 0176 - Hopton, Dimetrius; 0206 - Ruiz, Miguel; 0238 - Terra Florida Contrac Sleipas, Alejandro; 0245 - Moskos, Nick; 0301 - sanders, Joshua; 0405 - johnson, sonja; 0406 - Gallon, Cornelius; 0507 - Matzke, James; 0511 - Rodriguez, Carlos; 0527 - Boudier, Silvia; 0555 - Martin, Dariel; 0608 - Sosa, Steven; 0626 - Rodriguez, Alejandro; 0629 - Williams, chaquavia; 0640 - gonzalez, Kathelyn; 0649 - Francia, andrea; 0661 - Mora Martinez, Nataly; 0709 - Guerrero, Kaylin; 1015 - Yturrino, Andrew; 1024 - Peral, Rose Del; 1031 - Smalls-Muldraw, Kenneth; 1044 - conrad, Jada; 1060B - Woodward, Brian; 1120F - Lasserre, Jaclyn; 1120G - Ramos, Martin

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

A0108 - Arauz, Patricia; A0122 - Walton, Sheena; A0213 - Harvey, George; A0222 - perez, myrta; A0226 - Williams, Brittany; A0235 - Eduardo, Rodriguez; A0243 - Clark, Robert; A0251 - Daniels, Shandrieka; A0276 - McDaniel, LUCIE; A0309 - Javier, Ramon; A0339 - Miranda, Rosanne; A0346 - Dueno, Rossangela; A0414 - Luis, Lois; A0530 - Thomas, Natalie; A0531 - Hawkins, Rebecca; A0532 - Simmons, MiKila; A0546 - Contreras, alfredo; A0552 - Concepcion, Melissa; A0553 - Rodriguez, Robert; A0574 - Mumford, Robert; B0141 - Hogendoorn, Albert; B0156 - Trank, Carlton; C0128 - Martinez Gil, Augusto; C0619 - Simmons, Tai; C0624 - Hayes, Josephine A; C0635 - Gutierrez, Yanitza; C0665 - Robinson, Talisha; C0666 - canty, Shena; C0688 - MontesDeOca, Desiree; C0749 - Amaro, Tania; C0751 - Stoli Group Zieniewicz, Greg; C0758 - Conover, William; C0759 - Portis, Quiesssa M; C0761 - Johnson, Patrice Thompson; C0766 - Pittman, Dwayne

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

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

1029 - Gamarra, Alma; 1031 - Flippin, Shane; 1144 - Davis, Samantha; 1258 - Silver, Thomas; 1259 - caruso, Virginia; 1410 - Smith, Bree; 1516 - Ward, Stacey; 1529 - crum, A S; 1542 - Clark, Creed; 1552 - lozano, Jenny; 1565 - Runarsdottir, Gudrun; 2054 - BELL, CHERYL; 2079 - Ziedenweber, Sara; 2097 - cott, Marshall; 2124 - Torres, Yanisledy; 2129 - Ford, Barbara; 2136 - Stevenson, Samuel; 2148 - Matina, Brandon; 2165 - Michael, Adrian; 2202 - Crawford, Miranda; 2210 - perez, xiomara; 2217 - Benbow, Shakina; 2229 - Navarro Pupo, Yuneisis; 3003 - Moncho, Daniela; 4103 - hogg, Paul; 5103 - hogg, Paul; 5106 - Collazo, Alex; 5110 - Pedrosa, Lasandra; 5114 - Miranda, Nelson; 5202 - Torres, Yanisledy; 5409 - Betancourt, Isairis; 5409 - Mervil, Vilner; 5413 - Fernandez, Kayla; 5509 - moore, Jarvis; 5511 - Napier, Jascenta

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

1004 - Serve, Chatalle; 1029 - Pearce, Jaclyn; 1083 - Barfield, Joseph; 1086 - Akright, Gerald; 2005 - Slocomb, Kelly; 2011 - Lang, Jeffrey; 2073 - Sage, Samantha; 2082 - Hayworth, Trevor; 2131 - marlinski, andrew; 2140 - Nunez, Blanchy; 2153 - Totten, Kathleen; 3011 - Lamb, Kristopher; 3055 - Whalen, Wynn; 4006 - McGahan, Ann; 4011 - Hernandez, Michelle; 4016 - Pickford, Christina; 4118 - Whaley, Mykel; 5003 - CARPENTER, KRYSTAL; 5016 - Smith, Jamieka; 5049 - Eason, Dominique; 5070 - Osdon, Joseph; 5080 - Zavala, Ashley; 5134 - Mondesir, Anniesha; 5156 - Anderson, Brad

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

1002 - Williams, Darnelle; 1006 - Williams, Darnelle; 1011 - Hammonds, Tamesha; 1030 - Laviolette, Shivonne; 1033 - Sutton, Kathi; 1074 - Collins, Sherrie; 1093 - Nunez, Fernando; 1099 - Pena, Richard; 1141 - VARGAS, MELANIA; 1165 - RILEY, JOHN; 1187 - Betancourt, Yahaira; 1204 - Britton, Allen; 1227 - Ortiz, Auderline; 1235 - Grajales, Geraldo; 1241 - Jones, Laquisha; 2018 - Klapproth, Donald; 2076 - Acevedo, Ruben; 2077 - Feliciano, George; 2137 - Jackson, Abraham; 2170 - Spears, Toleah; 2212 - Merchant, Kiara; 2241 - jackson, ya'kerea; 2248 - Carnes, Julie; 2359 - Wardlaw, Janay; 2376 - Greene, Kevonna; B011 - Bloomer, Chanti; 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.
June 6, 13, 2025

25-01566H

ACTIONS / PUBLIC SALES

SECOND INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.

0078 - Pereira, Destiny; 0087 - Rivera, Leonardo; 0113 - Fulkerson, Christina; 0142 - ortiz, Aliana; 0206 - Baker, Antonio; 0213 - Stone, Candice; 0230 - Gabbart, Shonte; 0242 - Jefferson, Karysma; 0262 - Noble, Melissa; 0267 - Jr, Benjamin Swaby; 0300 - Yuill, Alex; 0307 - Brown, Sara; 0309 - Larsh, Dustin; 0310 - Edwards, Deborah; 0325 - Zambrana, Doris; 0331 - Acevedo, Mark; 0337 - Wiggins, Faith; 1001 - B, Ashia; 1023 - Ali, Chase; 1027 - Gordon, Rashard; 1029 - Brown, Kelvin; 1042 - Paramo, DeAnna; 1061 - Wooten, Jeff; 2001 - Jenkins, Ebony; 2007 - Stanley, Courtney; 2023 - Nicolaus, Keneasha; 2027 - Jenkins, Ebony; 3032 - Brown, Kelvin; 3044 - Smith, Samuel; 3050 - Hargrove, Carlette; 3058 - Katuramu, Liberty; 3060 - Jenkins, Herbert; 3065 - peacock, deona; 4017 - bishop, ryan; 5001 - Sheegog, Sylvester

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 10:00 AM
Sale to be held at www.storagetreasures.com.

0209 - Fipps, Ekiria; 0318 - Diaz, Linda; 0338 - Quinonez, Amari; 0359 - CASTAING, MICHAEL HENRI; 052728 - Dorries, James; 0530 - faison, Crystal; 0537 - Smiley, Jerome; 0544 - ROMERO, RICARDO; 055354 - Brasiel, Michaele ; 2030 - Lamb, Ashley; 206364 - Yeshion, Sarah

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867
Time: 10:15 AM

Sale to be held at www.storagetreasures.com.
01002 - teague, Stephanie; 01035 - bright, Daniel; 01040 - morse's landscaping llc Morse, Jessica; 01041 - Desir, Alex; 01045 - Jerry, Tarik; 01082 - Thompson, Tonyata; 01168 - Edwards, Kelli; 02014 - Crandall, Cynthia; 02054 - Cruz, Alberto; 02076 - Jones, Ariel; 02077 - Pitts, Zelda; 02111 - Tyson, Clifton; 02118 - Thompson, Tonyata; 02128 - Thompson, Tonyata; 02131 - Gardner, Kelly; 02132 - Dorris, Janashia; 02205 - pinero, Prisilla; 02213 - King, George; 03029 - Young, Tawni; 03049 - James, Tiffany; 03062 - Pruitt, Karawn; 03108 - Dulin, Damien; 03117 - Kanneh, Yatta; 03143 - Stafford, Devon; 03147 - Warren, Donald; 03161 - Gonzalez, Hattie; 03194 - Bailey, Dejaniqua; 03227 - Brown, Chris; 03278 - Kanneh, Yatta; 03296 - MCRAE, WADE; 07003 - Beckles, Olvin; 07018 - Campbell, Brittany; 07030 - Walker, Helen; 08017 - Williams, Tracey; 08019 - Armour, Sharae; 09016 - Johnson, Ralston; 12056 - Evola, Salvatore; 13030 - Bright, John; 13166 - Curtis-Thomas, Camille

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752
Time: 10:30 AM
Sale to be held at www.storagetreasures.com.

0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0222 - III, Lucius Gibson; 0307 - Fleming, Khaliah; 0324 - Allen, Marc; 0336 - kinsey, Emily; 0434 - AIC STRATEGIES Rao, Adarien; 1020 - young, Elizabeth; 2023 - Hood, Melissa; 2028 - III, Lucius Gibson; 3048 - Rosewell, Deverlyn; 3049 - Rosewell, Alexia; 3056 - Burrows, Alicia; 3075 - Hernandez, Michael; 3076 - Ravnell, Keshia; 3098 - Storms, Codyjane; 3156 - Abushanab, Ola; 3169 - III, Lucius Gibson; 3213 - harris, Shakia; 3214 - King, Rick A; RV12 - Poff, Junior

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 11:15 AM

Sale to be held at www.storagetreasures.com.
1013 - Harrell, Latoya; 1047 - clemmons, latanya; 1079 - Anderson, Melissa; 1103 - Lewis, Carter; 1103 - Lewis, Octavia; 1113 - dean, Jevonta; 1129 - Anderson, Jessica; 1130 - Funk, Bryan; 1131 - Noltan, Topaz; 1137 - Roulhac, Claudia; 1144 - Sexton, Lauren A; 1181 - Mc Donald, Charles; 2007 - Woodard, Maya; 2008 - Axon, Sharhonda; 2046 - Lewis, Carter; 2046 - Lewis, Octavia; 2068 - Ravnell, Keshia; 2081 -james, Andrew; 2083 - Green, Angela; 2112 - Doctor, Nymia; 2113 - Hairston, LaToya; 2132 - Harmon, Barbara; 2136 - Day, Daniel; 2145 - Wilson, Kevin; 2177 - Almaguer, Randy; 2191 - Lewis, Carter; 2191 - Lewis, Octavia; 3020 - Homer, Sonja; 3022 - washington, LaQuinda; 3051 - Henry, Ajia; 3070 - Walker, Keshia; 3086 - Donovan; 3113 - Lindsey, Anthony; 3116 - King, Leroy; 3123 - Cross, Dave; 3141 - Simpson, Kaceilea; 3156 - Warren, Clarence; 3187 - Davenport, Ciara

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 11:45 AM
Sale to be held at www.storagetreasures.com.

A035 - Caceres, Sean; A038 - Russ, Brandon; A060 - Bonilla, Walenda; B004 - Premium Art Management Inc. Hayes, Alex; B006 - Oglesby, Shelly; B036 - Caceres, Sean; B050 - Boone, Yvonne; B074 - Villalobos, Santana; B081 - thompson, Ashley; B083 - Flores, DigMarie Lozada; B091 - beasley, Lovette; B126 - Menzel, Stewart; C028 - Fedrick, Eugenia; C034 - Cacador, Sabrina D; C047 - Gonzalez - Yague, Milagros; C058 - George, Ladasia; C076 - Rivera, Jose; D019 - ESQUILIN, WILFREDO; D049 - Gainor, Michelle; D065 - carr, Courtney; D102 - Moss, Kateara; D123 - Sr, Roderick Mack; E005 - Leach, Jason; E025 - Williams, Willie; E039 - Jennings Jr., Joel; I015 - Larry, Rashaw; I016 - Dennard, Arthur; I021 - James, Dashaun; I027 - Paratore, Lisa; I031 - Redmond, Maryah; I033 - High, Charles Calvin; I049 - Baumann, Haley; I055 - Khaled, Maysa Khaled; I066 - Malpass, Deana Ann; I082 - Oden, Keyanna; J010 - Ellis, Dajalon; J019 - Moody, Denise; J035 - Waters, Dabrian; J048 - Oliver, Allen; J077 - Taylor, Jamal; J092 - Toliver, Natasha; J100 - Saunders, Shakina; J105 - Byrd, Pippi; J115 - Hudson, Brittany; J117 - Lima, Adrian; J149 - Hall, Alcia; K005 - buie, Starr; K020 - Villanueva, Carlos; K022 - Barlow, Alicia; K035 - Phillips, Jalawwna; K057 - Muex, Gwen; K065 - Mcmillan, Darnesha; K085 - Farese, Brittney; L006 - JENRETTE, KALEAB; L007 - Campbell, Lashell; L009 - Brantley, Cortnee; L016 - Munyan, Benton; L020 - Flint, Faith; L049 - McCloud, Kieanna; L101 - Keys, Shernita; L200 - altidor, Cecilia

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.

0017 - simeton, Kenji; 0048 - Colon, Jessica; 0060 - Brown, Shanea; 0063 - Leonor, Devin; 0073 - Shellman, Kaylicia; 0092 - Galoway, Joanne; 0108 - Montanez, Mark; 0110 - Grey, Donald; 0134 - Pequeno, Anthony; 0142 - Lapointe, Charlienne; 0201 - Carrington, Lisa; 0235 - The Creative Cohort Singleton, Jay; 0245 - Gallardo, Lindsay; 0279 - Giuliani, Odette; 0333 - Carter, Yatiuna; 0334 - Brown, Rejea; 0361 - Parker, Josh; 0407 - Melendez, Sameshley; 0445 - Murphy, Carlous; 0507 - Lowe, Tamara; 0514 - linton, Gary; 0522 - Parker, Karen; 0534 - Williams, Ivanna; 0561 - Tankersley, Jessica; 0617 - Bari, Michelle Caldas; 0653 - Carey, Stacie; 0657 - Meyer, Clifton; 0669 - Crespo, Manuel; 0672 - Wright, Sean; 0718 - Hosey, Dafney; 0731 - Venditti, elena; 0737 - Guillama, Christina; 0756 - Saunders, Shauntrea; 0823 - Perez-Young, Jennifer; 0835 - Lewis, Cynthia; 0845 - Parrott, Kelly; 0846 - cox, Amy; 0855C - Cintron, Romeo; 0855F - Hydeia, Gavin; 0857A - Marshall, Erykah; 0857D - Ajoku, Tamara; 0857I - Johnson, Jennell; 0858D - Espinal, Ray; 0859C - Gilbert, Pathenia; 0862E - Griffin, Shoshanna; 0885 - Cargile, Jeffery; 0903 - wright, Bernard; 0922 - OGara, Lea; 1011 - Hosey, Dafney

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 12:15 PM

Sale to be held at www.storagetreasures.com.
1006 - Hutchinson, Romaine; 1020 - Tavaliccio, Daniel; 1034 - Rivera, Ashley; 1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1080 - Jackson, Saminthia; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1122 - Pezzulich, Nicholas; 1140 - ruiz, Kasandra; 1142 - Bedward, Kimanie; 1143 - Willis, Kayla; 1161 - Anthony, Ryan; 1173 - Carnegie, Reginald; 1184 - Brown, Demesha; 1192 - Fanning, Carla; 1196 - Powell, Christopher Dupree; 1216 - Lovinggood, Cecilia; 1220 - Klersy, Angela; 1232 - Mann, Victoria; 1270 - White, Vashinette; 1281 - Reyes, Farid; 1306 - Forjohn, Alex; 1321 - Kinney, Nekeyla; 1322 - White, Jennifer; 140 - Hamilton, Xavier; 143 - Hill, Luther; 168 - Gideon, Brenda; 200 - Riling, Bilisa; 249 - Rodriguez, Tabitha; 290 - Aska, Tabia; 291 - Cabbagestalk, Justin; 301 - Thrasher, Jonathan; 307 - liang, Catherine; 309 - Galloway, Heath; 313 - Francis, Shirлана; 411 - Rivera, Cecylia; 414 - Strassburg, Seth; 416 - Lott, David; 429 - Small, Micheala; 430 - Williams, Alexandria; 459 - Johnson, Kanika; 477 - Curtis, Tyler; 506 - Baez, Iris; 560 - Purcell, Bryan; 570 - liang, Catherine; 579 - Waters, Hillary; 623 - Castillo, Melanie; 639 - Rumph, Katherine; 643 - Edwards, Phyllis; 650 - Harless, Todd; 688 - Sherman, Kyle; 692 - Spencer, Jordan; 718 - Leach, Jason; 746 - Salter, Tonisa; 826 - Atienza, Luzminda; 829 - Good Plantkeeping LLC Patton, Myka; 843 - lovett, shamiya davis; 846 - bedward, Danille; 911 - Sullivan, Monique; 944 - Trammel, Marvin; 967 - Smith, Corey; 977 - Woods, Jasmine

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 12:45 PM

Sale to be held at www.storagetreasures.com.
A004 - Rodriguez, Alexia; A019 - Wiggs, Kynadi; A026 - Ambrose, Zuri; A031 - CAMPBELL, LISA; A035 - Jones, Gloria; B001 - Aime, Stephanie Bien; B026 - Stephens, Ernestina; B029 - Tivador, Tyler; B032 - Bryant, Nivea; B036 - bernard, elijah; B041 - Mitchell, Lenika; B056 - williams, Jack; C002 - Monroe, Tameka; C009 - Miller, Cassandra; C010 - Echevarria, Monica; C021 - Nitche, Theresa; C024 - hunter, Willie; C026 - johnson, Shikeema; C046 - Holmes, Kimberly; C051 - Jackson, Cheyrron; C053 - Palmer, jimmy; C055 - Neal, Stella; C059 - edwards, Charles; C060 - Mcneal, Zavein; D001 - coffin, raven; D010 - Williams, Will; D012 - Dawson, Nina; E006 - Noble, Hester; E015 - Belin, Tawanda; E016 - Jordan, Timothy; E017 - Hammonds, Sharonda; E022 - strong, Laverne; E023 - williams, april; E048 - James, Kyra; E050 - Johnson, demetrius; E063 - Rhoades, Ericka; E080 - Hopkins, Jeremy; E081 - Ebron, Chanda; E089 - williams, Winifred Angela; E090 - brown, Charonda; E118 - Tullis, Leteisha; E120 - lapradd, Heather; E126 - singletary, teresa; E130 - Woodard, Ila; E133 - Gay, Dshawna; E137 - berry, Erica; E142 - DANIELS, YEREDA E; E154 - Fields, Quanshae; E176 - Vernon, Lendria; E178 - bythewood, Shatavia; E184 - Price, Anthony; E187 - moore, Jenaie ferrell; E195 - jackson, Donte; E196 - kendeick, Tamarcus; E199 - Roseboro, Shaniyah; E206 - mungin, Paul; E207 - Williams-Anderson, Kelly; F002 - Devined hands lawn care floyd, Makayvia; F013 - brantley, Antonio; F019 - olgesby, George; F022 - troupe, james; F027 - Williams, Ryan; F047 - Williams, Eric; F054 - slaughter, jermain; G008 - adisme, Nadia; G016 - Robinson, Lola; G024 - Burney, Reginald; G028 - Charles, James; G032 - Pomaes, Chasity; G036 - Gabriel, Rosena; G054 - Louis, Arnold; H003 - Broxton, Jauana; H004 - Mosley, Virgil; H006 - kelley, Jasmine; H009 - Middleton, Darise; H036 - Thomas, Angelina Skie; H056 - Bennett, Virginia; H059 - Deramus, Jemese; H060 - Burnett, Sequita; J002 - Nelson, Ken D; J014 - HILL, LUCHANDA; J017 - Adams, Freddie; J028 - Wilson, Tahesha; J055 - Cohen, Toni; J059 - gunn, Devon; J064 - Baldwin, Khalia

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.

June 6, 13, 2025 25-01568H

SECOND INSERTION

BOYETTE PARK 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 Boyette Park Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	June 30, 2025
TIME:	6:00 P.M.
LOCATION:	Hilton Garden Inn Tampa/Riverview/Brandon 4328 Garden Vista Dr. Riverview, FL 33578.

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

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

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

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

District Manager	
June 6, 13, 2025	25-01617H

SECOND INSERTION

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

CASE NO.: 24-CA-009918
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VERUS SECURITIZATION
TRUST 2023-INV3,
Plaintiff, v.
M.A.X. VENTURE GROUP, LLC;
ET AL,
Defendant(s).

To the following Defendant(s):
MICHAEL DOS SANTOS
(Last Known Address:
ADDRESS UNKNOWN,
SKIPTRACE, FL 00000)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT BEGINNING AT THE NORTHWEST CORNER OF LOT 16 AND RUN EAST 131.25 FEET, SOUTH 125 FEET, SOUTH 06°05.5` WEST TO A POINT 10.77 FEET SOUTH OF THE SOUTH BOUNDARY OF LOT 16; RUN WEST PARALLEL TO THE SOUTH BOUNDARY OF LOT 16 TO THE WEST BOUNDARY OF LOT 15 AND NORTH 171.54 FEET TO BEGINNING, BLOCK 3, W.E. HAMNER'S FOREST ACRES, ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, TO-WIT: THAT PART OF LOT 16 IN BLOCK 3 OF W.E. HAMNER'S FOREST ACRES, A SUBDIVISION OF RECORD IN PLAT BOOK 26, PAGE 44 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGIN AT THIS NORTHWEST CORNER OF SAID LOT 16, RUN THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 23.91 FEET;

THENCE SOUTHWESTERLY 37.76 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT, SAID POINT LYING 28.97 FEET SOUTHERLY OF SAID NORTHWEST CORNER; RUN THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY 28.97 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 816 WEST COUNTRY CLUB, TAMPA, FL 33612

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 by 7/3/2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

This notice is provided pursuant to Administrative Order No. 2010-08

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 the seal of this Court this 28 day of May, 2025.

VICTOR D. CRIST
As Clerk of the Court
(SEAL) By JENNIFER TAYLOR
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
June 6, 13, 2025 25-01624H

Q&A

How much do legal notices cost?

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

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--- ACTIONS / TAX DEEDS / PUBLIC SALES ---

FOURTH INSERTION Public Notice Effective June 14, 2025, Angeline David, MD, will no longer be practicing medicine at WellMed. Patients of Dr. David may continue care at WellMed at Linebaugh. Patients can obtain copies of their medical records at: WellMed at Linebaugh 4278 W Linebaugh Ave. Tampa, FL 33624 Phone: 1-813-960-3321 Fax: 1-813-264-7532 May 23, 30; Jun. 6, 13, 2025 25-01458H SECOND INSERTION Public Notice Effective July 7, 2025, Devin Petrone, MD, will no longer be practicing medicine at WellMed. Patients of Dr. Petrone may continue care at WellMed at Plant City. Patients can obtain copies of their medical records at: WellMed at Plant City 507 W, Alexander Street Plant City, FL 33563 Phone: 1- 813-754-3504 Fax: 1- 813-752-6863 June 6, 13, 20, 27, 2025 25-01630H THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0347555218 File No.: 2025-394 Certificate No.: 2022 / 2812 Year of Issuance: 2022 Description of Property: PALMAVISTA 1 A CONDO-MINIUM BLDG 9 UNIT 901 PLAT BK / PG: 13 / 2 SEC - TWP - RGE: 33 - 27 - 19 Name(s) in which assessed: SUSAN GAIL GOMBERT 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01555H THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0504260100 File No.: 2025-404 Certificate No.: 2022 / 12015 Year of Issuance: 2022 Description of Property: SULPHUR SPRINGS ADDITION LOT 8 AND W 5 FT CLOSED ALLEY ABUTTING ON E BLOCK 48 PLAT BK / PG: 6 / 5 SEC - TWP - RGE: 30 - 28 - 19 Name(s) in which assessed: JACQUELINE THORNTON 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01552H	SECOND INSERTION NOTICE OF PUBLIC SALE Notice is hereby given that on 06/20/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CORS mobile home bearing Vehicle Identification Number E105077A and all personal items located inside the mobile home. Last Tenant: Michael David Roberts and Heidey Olivencia. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407. June 6, 13, 2025 25-01631H FOURTH INSERTION Public Notice Effective June 13, 2025, Amanda Dailey, MD, will no longer be practicing medicine at WellMed. Patients of Dr. Dailey may continue care at WellMed at Apollo Beach. Patients can obtain copies of their medical records at: WellMed at Apollo Beach 415 Apollo Beach Blvd. Apollo Beach, FL 33572 Phone: 1-813-645-8494 Fax: 1-813-645-0912 May 23, 30; Jun. 6, 13, 2025 25-01459H THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0032480000 File No.: 2025-397 Certificate No.: 2022 / 202 Year of Issuance: 2022 Description of Property: TOWN OF CITRUS PARK LOT 8 BLOCK 19 PLAT BK / PG: 1 / 130 SEC - TWP - RGE: 02 - 28 - 17 Name(s) in which assessed: ESTATE OF ALEXANDER GELINO ALEXANDER F GELINO 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01554H THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0504260100 File No.: 2025-404 Certificate No.: 2022 / 4648 Year of Issuance: 2022 Description of Property: FLORIDA GARDEN LANDS REVISED MAP OF FR SW COR OF LOT 21 N 400 FT TO POB N 50 FT E 140 FT S 50 FT W 140 FT TO POB PLAT BK / PG: 6 / 43 SEC - TWP - RGE: 25 - 30 - 19 Name(s) in which assessed: ESTATE OF NANCY ELIZABETH FISHER NANCY ELIZABETH FISHER 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01550H	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, 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 June 18, 2025 @ 10:00 AM. B-21 Jason Bagatta E-19 Jesus Broche F-15 Sheryl Hakala G-5 James Johnson I-6 James Johnson I-7 Marco Joseph June 6, 13, 2025 25-01608H THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0635930000 File No.: 2025-407 Certificate No.: 2022 / 6208 Year of Issuance: 2022 Description of Property: EASTERN TERRACE ESTATES UNIT 2 LOT 14 LESS W 21 FT PLAT BK / PG: 39 / 12 SEC - TWP - RGE: 35 - 28 - 20 Name(s) in which assessed: AL GALLON MINISTRIES INC 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01547H FOURTH 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-000209 PAWNEE LEASING CORPORATION, Plaintiff, vs. SHAMMY@SHINE INC., d/b/a FLORIDA SUPER WASH, a/k/a FLORIDA CAR WASH, and STEPHEN BULBOFF, Defendants. To: Stephen Bulboff 10070 Gibsonton Drive Riverview, FL 33578 YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 6/24/2025 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services. WITNESS my hand the seal of this Court on this 19 day of May, 2025. VICTOR CRIST Clerk of the Court (SEAL) BY: JENNIFER TAYLOR Deputy Clerk Attorney for Plaintiff: SOLOVE LAW FIRM, P.A. Robert A. Solove, Esq. PO Box 560608 Miami, Florida 33256 Tel. (305) 612-0800 Primary E-mail: service@solovelawfirm.com Secondary E-mail: robert@solovelawfirm.com PAW-4398 May 23, 30; Jun. 6, 13, 2025 25-01502H	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0309760100 File No.: 2025-406 Certificate No.: 2022 / 4715 Year of Issuance: 2022 Description of Property: ALAFIA SUBDIVISION LOT 15 PLAT BK / PG: 14 / 28 SEC - TWP - RGE: 26 - 30 - 19 Name(s) in which assessed: MARK ALLEN WILLIAMS 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01548H THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0325250050 File No.: 2025-403 Certificate No.: 2022 / 2524 Year of Issuance: 2022 Description of Property: SUN CITY LOT 8 BLOCK 13 PLAT BK / PG: 17 / 21 SEC - TWP - RGE: 24 - 32 - 18 Name(s) in which assessed: CAROL M ETCHISON 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01551H	THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1580190000 File No.: 2025-401 Certificate No.: 2021 / 12604 Year of Issuance: 2021 Description of Property: BONITA LOT 4 BLOCK 18 PLAT BK / PG: 2 / 71 SEC - TWP - RGE: 06 - 29 - 19 Name(s) in which assessed: WORTHSHIRE GROUP 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 (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01553H SECOND INSERTION NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 1038 - Huber, Vanessa; 1067 - Katje, Kristy; 1090 - Blair, Pennie; 1099 - Blair, Pennie; 1108 - Paulino, Rafael; 2011 - Torres, Christopher; 2028 - Jackson, Victoria; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2115 - Nicol, Jennifer; 2124 - RANDALL, JEFFERY; 2147 - DE ARMOND, KATHERINE; 3002 - Figueroa, Rosa; 3059 - Aasen, Theo; 3062 - Brown, Scott; 3072 - Guiste, Nardine; 3163 - Hill, Macie; 3196 - Cruzado, John; 3208 - Jean-Francois, Gina; 3217 - Tampa Gardens Senior Living Ayala, Susan; 5011 - Kelly, Rebecca; 5017 - Suarez, Julio PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM Sale to be held at www.storagetreasures.com. 1023 - Sharp, Jacob; 1029 - Tomer, Terrell; 1083 - Agyemang, Christopher; 1146 - delgado, Ana; 2010 - golbin, phil; 2013 - Somers, Matthew; 2015 - Mccullough, Sherkeila; 2018 - OConner, Donald; 2032 - McQuay, Marla; 3003 - Lovell, Randy; 3021 - Scott, Tyrell; 3033 - Pericot, Leighann; 3037 - Aponte, Christian C; A005 - Doucette, Alyssa; A073 - Franklin, Hipolito; A078 - Brooks, Jason; A092 - Ortiz, Carmela; B204 - Matera, Carolyn; B207 - Thomas, Elyse; B219 - Finen, Donald; B223 - Davis, Ronshaj; B242 - Aponte, Jose H; C301 - Zuniga, Marianela; C315 - young, Calvinisha; C332 - Avila, Gerardo M; C349 - Lopez, Ernesto; C356 - Burchett, Robert; D405 - Sirmans, Parris; D427 - Stumper, Robert; D435 - Rivera, Natshaly; D439 - Steele, Lanica; D467 - Araujo, David; E524 - Muldowney, Timothy; E527 - Payrow, Nooshin; E543 - volodymyr, pavlov; H804 - sforza, michael; H813 - Weber, Paul PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016 Time: 11:15 AM Sale to be held at www.storagetreasures.com. 0112 - Yaddof, Corey; 1027 - Phillips, ILEANA; 1338 - Smith, Ramirez; 154B - Allen, Bridgett; 257 - Edwards, Jenneh; 258 - King, Kris; 327 - Shelton, Dennis; 343 - Gibson marine group llc gibson, william; 725 - Lykins, Erin; 728 - Marku, Francis; 746 - Samuel, Deja; 758 - Lykins, Erin; 779 - Tarver, Charles; 953 - suero, Gladys; 981 - Lancaster, Byron 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. June 6, 13, 2025 25-01567H THIRD INSERTION SUMMONS (CITACION JUDICIAL) The name and address of the court is: (El nombre y direccion de la corte es): Orange County Superior Court West Justice Center 8141 13th Street Westminster, CA 92683 CASE NUMBER: 30-2024-01399619-CU-BC-WJC Judge Nathan Scott NOTICE TO DEFENDANT: GOLZ TRANSPORTATION LLC; (AVISO AL DEMANDADO): IURI IOLITSOV aka IURI ALEKSANDROVICH KOLTSOV; and DOES 1 through 10, inclusive YOU ARE BEING SUED BY PLAINTIFF: ALLIANCE FUNDING GROUP (LO ESTA DEMANDANDO EL DEMANDANTE): NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la informacion a continuacion. Tiene 30 DÍAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que flame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la carte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a recla mar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: Barry W. Ferns, Esq. (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Ferns, Adams & Associates 2815 Mitchell Drive, Suite 210, Walnut Creek, CA 94598 925-927-3401 DATE (Fecha): 05/14/2024 DAVID H. YAMASAKI, Clerk of the Court Clerk (Secretario), by K Climer, Deputy (Adjunto) May 30; Jun. 6, 13, 20, 2025 25-01530H
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--- ACTIONS / SALES / TAX DEEDS ---

THIRD INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0499740200 File No.: 2025-425 Certificate No.: 2022 / 4589 Year of Issuance: 2022 Description of Property: N 818 FT OF S 981 FT OF E 145.75 FT OF W 311.50 FT OF GOV LOT 6 LESS W 17.25 FT OF N 50 FT FOR DRAINAGE R/W SEC - TWP - RGE: 24 - 30 - 19 Name(s) in which assessed: JAMES BOWDEN All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (7/10/2025) on line via the internet at www.hillsborough.realtaxdeed.com . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 5/12/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Adrian Salas, Deputy Clerk May 30; Jun. 6, 13, 20, 2025 25-01545H	NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-007957 LOAN FUNDER LLC, SERIES 34835, Plaintiff, vs. LIGHTHOUSE PARTNERS GROUP, LLC, a Connecticut Limited Liability Company; ANGEL SANTOS; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants. TO: ANGEL SANTOS Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH COUNTY, Florida: Condominium Parcel No. 4, Phase A, MANCHESTER I CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 6067, Page 566 all amendments thereto and Condominium Book 13, Page 32, Public Records of Hillsborough County, Florida together with an undivided interest in the common elements appurtenant thereto. Property address is commonly known as: 604 McDaniel Street, Sun City Center, FL 33573 Parcel Identification Number: 057474-6968 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, whose address is 130 Salem Court, Tallahassee, Florida 32301, on or before 6/19/2025, or within thirty (30) days after the first date of publication in The Business Observer (whichever is later) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. The Clerk of the Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS WITNESS my hand and the seal of this Court this 14th day of May, 2025. CLERK OF THE COURT Victor D. Crist (SEAL) By: Jennifer Taylor As Deputy Clerk Tiffani N. Brown, Esquire, of Tiffani N. Brown Law, PLLC, Attorney for Plaintiff, 130 Salem Court, Tallahassee, Florida 32301 June 6, 13, 2025 25-01586H

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-005755 Division: D IN RE: THE MARRIAGE OF MIGUEL EMILIO CHAVEZ ESPINOSA, Petitioner/Husband, and JILLIAN OLIVIA PRICE, Respondent/Wife. TO: JILLIAN OLIVIA PRICE YOU ARE HEREBY NOTIFIED that a Verified Petition for Dissolution of Marriage by Publication has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or before 6/27/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. The Clerk of Court Address is 800 E. Twiggs St., Tampa, FL 33602. 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 of striking pleadings. This notice shall be published once a week for four consecutive weeks in the BUSINESS OBSERVER. WITNESS my hand and the seal of said court at Hillsborough County, Florida on this 22 day of May, 2025. Clerk Name: Victor Crist As clerk, Circuit Court Hillsborough County, Florida (SEAL) By Jennifer Taylor As Deputy Clerk Attorney for Petitioner: Pablo Morla, Esq. Morla Law Group, P.A. 3621 W. Kennedy Blvd. Tampa, Florida 33609 June 6, 13, 20, 27, 2025 25-01579H	NOTICE OF ACTION IN THE CIRCUIT COURT THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-002610 ASSOCIATION FUNDING LLC, Plaintiff, v. GRACE C. NWOKOBIA, Defendant(s), TO: GRACE C. NWOKOBIA; LAST KNOWN ADDRESS: 614 CORWIN CT., BEAR, DE 1970 L YOU ARE HEREBY NOTIFIED that a Complaint to re-foreclose a lien upon the following described property in Hillsborough, County, Florida which has been filed against Defendant: GRACE C. NWOKOBIA Lot 2, in Block 17 of WATER-LEAD PHASE 5B, according to the plat thereof as recorded in Plat Book 130, Page 257, of the Public Records of Hillsborough County, Florida. Property Address: 12055 Cardinal Flower Dr. Riverview, FL 33579 The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 25-CA-002610; and is styled ASSOCIATION FUNDING LLC vs. GRACE C Nwokobia. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 7401 Wiles Rd. Suite 203, Coral Springs, FL 33067 on or before 5/21/2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. Clerk of Court address: 800 E. Twiggs St., Tampa, FL 33602. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. 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 4/15/2025 VICTOR CRIST AS CLERK OF THE COURT (SEAL) JENNIFER TAYLOR AS DEPUTY CLERK Kathy Houston, Esq., Plaintiff's attorney, 7401 Wiles Rd. Suite 203, Coral Springs, FL 33067 June 6, 13, 2025 25-01584H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CC-038265 BLISSFUL TIMES INC., a Florida corporation PLAINTIFF, VS. BAM32, INC. a Florida corporation LIVING INTERIOR PLANT SERVICE, INC., A Florida corporation. DEFENDANT(S)/ NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated September 18, 2024 and entered in 24-CC-38265 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, where-in Blissful Times Inc., is the Plaintiff and BAM32, Inc. and Living Interior Plant Service Inc. are the Defendants. Victor Crist, as the Clerk of the Court, will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com at, 10:00 am on June 20, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit: LOT 13, Block 6, WINSTON PARK UNIT NO. 3, according to the map or plat thereof as recorded in Plat Book 46, Page 42, Public Records of Hillsborough County Florida. Property Address: 1008 S. 70th Street, Tampa, FL 33619. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031. AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org . Dated April 29, 2025. /S/ Kimberly Garno Kimberly L. Garno, Esq. Florida Bar # 84538 9104 Brindlewood Dr Odessa, FL 33556 E-Service: kimberlygarno@gmail.com June 6, 13, 2025 25-01626H

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001742 IN RE: ESTATE OF JOYCE ELAINE FRITZ, aka JOYCE E. FRITZ Deceased. The administration of the estate of JOYCE ELAINE FRITZ, also known as JOYCE E. FRITZ, deceased, whose date of death was March 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 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: June 6, 2025. SUE ANN IRISH F/K/A SUE ANN BARTLESON Personal Representative 1309 Coolridge Drive Brandon, FL 33511 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 June 6, 13, 2025 25-01587H	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1855 IN RE: ESTATE OF GREGORY BENNETT Deceased. The administration of the estate of Gregory Bennett, deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 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 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 June 6, 2025. Personal Representative: /s/ Antonio Bennett Antonio Bennett 4710 E. 18th Avenue Tampa, Florida 336205 Attorney for Personal Representative: /s/ Brian P. Buchert Brian P. Buchert Florida Bar Number: 55477 3249 W. Cypress Street, Ste. A Tampa, Florida 33607 Telephone: (813) 434-0570 Fax: (813) 422-7837 E-Mail: BBuchert@BuchertLawOffice.com June 6, 13, 2025 25-01588H	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001847 IN RE: ESTATE OF GRACIE LEE DAVENPORT, aka GRACYE LEE DAVENPORT Deceased. The administration of the estate of GRACIE LEE DAVENPORT, also known as GRACYE LEE DAVENPORT, deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal 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 June 6, 2025. ROBERT D. HINES Personal Representative 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 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 June 6, 13, 2025 25-01593H

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION (A) File No. 25-CP-000048 IN RE: ESTATE OF HENRY A. RANTA Deceased. The administration of the estate of HENRY A. RANTA, deceased, whose date of death was July 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal 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 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.	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 June 6, 2025. Personal Representative: /s/ Kelly Pecoraro Kelly Pecoraro (Jun 3, 2025 06:57 EDT) Kelly Anne Pecoraro 1103 Oakland Avenue Plainfield, New Jersey 07060 Attorney for Personal Representative: /s/ Erin W. Lohmiller Erin W Lohmiller erin@lohmillerlaw.com , lohmillerlaw@gmail.com Florida Bar No. 0038631 LOHMILLER LAW, PLLC 136 4th Street N., Suite 201 St. Petersburg, Florida 33701 Telephone: (727) 643-3818 June 6, 13, 2025 25-01616H

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001597 Division B IN RE: ESTATE OF RONALD SCOTT ELFSTROM, Deceased. The administration of the estate of Ronald Scott Elfstrom, deceased, whose date of death was April 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and 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. 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.	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 June 6, 2025. Personal Representative: Whitney Elfstrom 2840 9th Ave N St. Petersburg, FL 33713 Ethan Elfstrom 2840 9th Ave N St. Petersburg, FL 33713 Attorney for Personal Representative: DOUGLAS L. HILKERT P.A. By Douglas L. Hilkert, Esq. 2557 Nursery Road Suite A Clearwater, Florida 33764 FAX (727) 507-9779 (727) 507-9559 Primary E-mail: doug@hilkert.com Secondary E-mail: DouglasL.Hilkert@gmail.com FL Bar No. 0981850 June 6, 13, 2025 25-01628H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

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Business Observer

ACTIONS / SALES

SECOND INSERTION

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

CASE NO. 25-CA-000643

FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3,

Plaintiff, vs.

DAVID VANVAERENBERGH A/K/A DAVID L. VANVAERENBERGH AND TRICIA VANVAERENBERGH, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 22, 2025, and entered in 25-CA-000643 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST SERIES 2020-3 is the Plaintiff and DAVID VANVAERENBERGH A/K/A DAVID L. VANVAERENBERGH; TRICIA VANVAERENBERGH 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 June 24, 2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL A: FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE NORTH 00°07'35" WEST A DISTANCE OF 1081.17 FEET, THENCE RUN NORTH 89°13'07" WEST A DISTANCE OF 15.00 FEET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE NORTH 00°07'35" WEST A DISTANCE OF 221.17 FEET, THENCE RUN NORTH

89°13'07" WEST A DISTANCE OF 230.00 FEET, THENCE SOUTH 00°07'35" EAST A DISTANCE OF 221.17 FEET, THENCE SOUTH 89°13'07" EAST A DISTANCE OF 230.00 FEET TO SAID POINT OF BEGINNING.

Property Address: 11207 FERNHILL DR, RIVERVIEW, FL 33568

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 3 day of June, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-248616 - MiM
June 6, 13, 2025 25-01629H

SECOND INSERTION

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

CASE NO.: 24-CA-009199

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3

Plaintiff(s), vs.

HYDE PARK EQUITIES, LLC; et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 5, 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 9th day of July, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

REVISED MAP OF FLOWERS & STUART OAK GROVE SUBDIVISION, THE EAST 50 FEET OF THE WEST 100 FEET OF THE SOUTH 1/2 OF LOT 11, HILLSBOROUGH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 53 OF FLOWERS AND STUART OAK GROVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS HILLSBOROUGH COUNTY, FLORIDA, ALSO DESCRIBED AS: THE EAST 50.0 FEET OF THE WEST 100.0 FEET OF THE SOUTH 108.0 FEET OF LOT 11 OF REVISED MAP OF FLOWERS AND STUART OAK GROVE SUBDIVISION, AS SAME IS RECORDED IN PLAT BOOK 25, PAGE 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. THE NORTH 3.0 FEET OF SAID SOUTH 108.0 FEET BEING RESERVED FOR PUBLIC UTILITIES AS SHOWN IN ABOVE-MENTIONED PLAT BOOK 20, PAGE 39.

Property address: 906 East 123rd Avenue, Tampa, FL 33612

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.

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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)
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attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-006759-2
June 6, 13, 2025 25-01591H

lv20906_vii

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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. 29-2019-CA-007761

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs.

DAWN L. CHANCEY A/K/A DAWN L. MORGAN, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 6, 2020 in Civil Case No. 29-2019-CA-007761 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is Plaintiff and DAWN L. CHANCEY A/K/A DAWN L. MORGAN, et al., are Defendants, the Clerk of Court, VICTOR 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 3rd day of July, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE EAST 210 FEET OF THE SOUTH 210 FEET OF THE NE 1/4 OF THE SE 1/4

OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 22 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE EAST 210 FEET OF THE SOUTH 210 FEET OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06655FL
June 6, 13, 2025 25-01625H

SECOND INSERTION

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

CASE NO. 24-CA-5698

REAL REALTY SOLUTIONS INC. PLAINTIFF, VS. GOLDROCK INC. AS TRUSTEE OF THE 16-617 LAND TRUST, DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 12, 2024, and entered in 2024-CA-5698 of the County Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein Real Realty Solutions Inc. is the Plaintiff and Goldrock Inc as Trustee of the 16-617 Land Trust, is the Defendant. Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00AM, on June 30, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 5 Block 13, SPYGLASS AT RIVER BEND, according to the Plat thereof, as recorded in Plat Book 106, Page 206, of the Public Records of Hillsborough County, Florida.

Street Address: 125 Orange Mill Ave., Ruskin, FL 33570

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 2nd day of June, 2025.

Erik De L'Etoile, Esq.
DeL'Etoile Law Firm, P.A.
Attorney for Plaintiff
Florida Bar No. 71675
10150 Highland Manor Dr. Ste 200
Tampa, FL 33610
(813) 563-5025
Erik@deletoilelaw.com
www.deletoilelaw.com
June 6, 13, 2025 25-01606H

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-001497

Division E

RESIDENTIAL FORECLOSURE THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25

Plaintiff, vs.

EMMANUEL NOAH; BELINDA NOAH A/K/A BELINDA GAYLE NOAH A/K/A BELINDA GAIL QUARTERMAN A/K/A BELINDA GAIL QUARTERMAN NOAH, ARBOR GREEN OF NEW TAMPA HOMEOWNERS ASSOCIATION, INC.; HUNTER'S GREEN COMMUNITY ASSOCIATION, INC., AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 1, 2024, 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 22, BLOCK 26, ARBOR GREENE PHASE 5, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10144 WHISPER POINTE DR, TAMPA, FL 33647; 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 July 30, 2025 at 10:00 AM.

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

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

Dated This May 30, 2025

By:/s/ David R. Byars
David R. Byars
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2320825/CMP
June 6, 13, 2025 25-01604H

SECOND INSERTION

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

CASE NO.: 24-CA-006674

FOUNTAIN OAKS BUSINESS CENTER, INC., a Florida corporation, Plaintiff, vs.

KASA LUXE GROUP, LLC, a Florida Limited Liability Company, ALEXANDRA L. CASH-GARCIA, as Personal Guarantor, and YANET BARROSO LEON, as Personal Guarantor, Defendants.

Kasa Luxe Group, LLC
Alexandra L. Cash-Garcia, as Personal Guarantor
Yanet Barroso Leon, as Personal Guarantor
Unit No. 600
3637 West Waters Avenue
Tampa, Florida 33614

YOU ARE NOTIFIED that an action for money damages has been filed against you with respect to the commercial property more particularly described as the:

Unit No. 600
3637 West Waters Avenue
Tampa, Florida 33614

and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 N. Howard Avenue, Tampa, Florida 33607, ON

OR BEFORE 7/4/2025 WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE in the Business Observer, and file the original with the Clerk of this Court, whose address is 419 N Pierce Street, Tampa, Florida 33602, either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the action.

NOTICE: If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within two working days of your receipt of this summons, please contact the ADA Coordinator- 601 E. Kennedy Blvd., Tampa, Florida 33602, Phone: (813) 276-8100.

WITNESS Victor D. Crist, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida.

Dated: 5/29/2025

VICTOR D. CRIST
Hillsborough County Clerk of Court
419 N Pierce Street
Tampa, Florida 33602
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

Brian C. Chase Esq.
Plaintiff's attorney,
1313 N. Howard Avenue
Tampa, Florida 33607
June 6, 13, 20, 27, 2025 25-01594H

SECOND INSERTION

NOTICE OF ACTION UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION

Case No. 8:15-cv-01172-CEH-TGW

HILLSBOROUGH TITLE, INC. a Florida corporation, d/b/a PARAMOUNT TITLE, Plaintiff, v.

SAMORA CONSTRUCTION LLC, PEARL & SAMORA LLC, JPMORGAN CHASE BANK, N.A., PATTERSON INVESTMENT GROUP LLC, SAMORA PATTERSON, BRADFORD AHYOUNG, and ALL UNKNOWN PERSONS AND ENTITIES CLAIMING BY, THROUGH, OR UNDER ANY OF THEM, Defendants.

WHEREAS, an action has been brought by HILLSBOROUGH TITLE, INC., d/b/a PARAMOUNT TITLE ("Paramount Title"), to determine and quiet Paramount Title's title to certain funds described in the Second Amended Complaint filed in this action as the "Suspense Account Funds".

NOW, THEREFORE, notice is given, pursuant to an Order of the Court made in this action, to all unknown persons and entities claiming by, through, or under any of the above-named Defendants, who are not inhabitants of, nor found within this state, that they appear or plead to the Second Amended Complaint filed by Paramount Title, and who are required to serve a copy of written defenses, if any, to it on John J. Agliano, Esquire, Paramount Title's attorney, whose address is 606 E. Madison Street, Tampa, FL 33602, thirty days from first publication, and file the original with the Clerk of this Court either before service on Paramount Title's above-named attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the Second Amended Complaint, and that in default the court will proceed to the hearing and adjudication of the action.

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: March 19, 2025

/s/ John J. Agliano
John J. Agliano / FBN: 05031510
Primary: jagliano@bcalaw.com
Secondary: dcamacho@bcalaw.com
V. Stephen Cohen / FNB: 0948756
Primary: scohen@bcalaw.com
Secondary: lheckman@bcalaw.com
Joshua S. Foutz / FBN: 1049775
Primary: jfoutz@bcalaw.com
Secondary: dcamacho@bcalaw.com
Bajo Cohen Agliano P.A.
606 E Madison Street
Tampa, FL 33602
Phone: (813) 223-3130
Fax: (813) 490-1026
Attorneys for Plaintiff Hillsborough Title, Inc., d/b/a Paramount Title
Jun. 6, 13, 20, 27; Jul. 4, 11, 2025 25-01609H

SECOND INSERTION

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

Case No.: 24-CA-009547

Division E

VALLEY NATIONAL BANK, Plaintiff, v.

CHANNELSIDE BREWING COMPANY LLC, a Florida limited liability company d/b/a CHANNELSIDE BREWING; MICHAEL R. BEARD a/k/a MICHAEL BEARD, an individual; BRADLEY F. EVANS a/k/a BRADLEY EVANS, an individual; CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, an individual; KEG CONNECT, LLC, a Florida limited liability company; CORPORATION SERVICE COMPANY, a Delaware corporation, AS REPRESENTATIVE; FUNDING METRICS, LLC, a Delaware limited liability company; and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure (the "Final Judgment"), dated May 1, 2025, entered in Case No. 24-CA-009547 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein VALLEY NATIONAL BANK is Plaintiff and CHANNELSIDE BREWING COMPANY LLC d/b/a CHANNELSIDE BREWING, MICHAEL R. BEARD a/k/a MICHAEL BEARD, BRADLEY F. EVANS a/k/a BRADLEY EVANS, CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, KEG CONNECT, LLC, CORPORATION SERVICE COMPANY, AS REPRESENTATIVE, FUNDING METRICS, LLC, and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 2nd day of July 2025, the following described property as set forth in said Final Judgment to wit:

The North ½ of Lot 6, Block 2, Idlewild-On-The-Hillsborough, according to the map or plat thereof, as recorded in Plat Book 4, Page 106, of the public records of Hillsborough County, Florida.

Tax ID #: A-36-28-18-4EK-000002-00006.0

Property Address: 6002 N. Tampa Street, Tampa, Hillsborough County, Florida

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

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 Street, Room 604, Tampa, FL 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 impaired call 711.

Attorney for Plaintiff:

Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9466
E-mail: clennox@lennoxlaw.com
June 6, 13, 2025 25-01605H

--- ACTIONS / SALES ---

SECOND INSERTION			SECOND INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 24-CA-000200 DIVISION: A RF - I U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10, Plaintiff, vs. NORMAN H. FRY, JR., Defendants NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated May 7, 2025, and entered in Case No. 24-CA-000200, of the Circuit Court of the Thirteenth Judicial Circuit in and for HILLSBOROUGH County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10 (here-			after "Plaintiff"), is Plaintiff and NORMAN H. FRY, JR., are defendants. Victor D. Crist, Clerk of the Circuit Court for HILLSBOROUGH, County Florida will sell to the highest and best bidder for cash via the Internet at http://www.hillsborough.realforeclose.com at 10:00 a.m., on the 7TH day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 12, BLOCK 3, PARKWOOD MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 Administrative Office of the Court ADA Coordinator, 800 E. Twiggs		
SECOND INSERTION NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No: 24-CA-007110 Division: I VOAZ, LLC, a Florida limited liability company, Plaintiff, v. FUZION PROJECT, INC., as TRUSTEE OF THE WOODLAWN LAND TRUST DATED AUGUST 26, 2022, a Florida corporation, ALEXANDER RODRIGUEZ MARTIN a/k/a ALEXANDER RODRIGUEZ, FLORIDA DEPARTMENT OF REVENUE, JENNIFER Y. FIGUEROA ROJAS, CIRAS, LLC, an Ohio limited liability company, and HILLSBOROUGH COUNTY CLERK OF COURT, Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 3, 2025, in the above-styled cause, the Clerk of Court for Hillsborough County, Florida will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com at 10:00 a.m. on July 3, 2025, the following described property: PARCEL 1 THE WEST 50 FEET OF THE EAST 100 FEET OF THE NORTH 1/2 OF LOT 2, BLOCK 14, FAIR GROUND FARMS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 34, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL 2 THE EAST 86 FEET OF THE EAST 238 FEET OF LOT 3,			SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-009625 MCLP ASSET COMPANY, INC. Plaintiff(s), vs. KIMBERLY C. CLARK; CITY OF TAMPA; MITCHELL ROOFING COMPANY LLC Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 14, 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 16th day of July, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: Lot 17, Block 11, Tilsen Manor, according to the map or plat thereof as recorded in Plat Book 32, Page 100, Public Records of Hillsborough County, Florida. Property address: 1916 Marvy Avenue, Tampa, FL 33612 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. 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 ACCOM-		
SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-010222 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. PATRICIA A. LICARI; STATEWIDE AUTO REMARKETING LLC; ESPLANADE OF TAMPA COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated May 28, 2025, entered in Civil Case No.: 24-CA-010222 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and PATRICIA A. LICARI; STATEWIDE AUTO REMARKETING LLC; ESPLANADE OF TAMPA COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA, are Defendants. VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 26th day of August, 2025, the following described real property as set forth in said Judgment, to wit: LOT 130, OF ESPLANADE OF TAMPA PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 263, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you			SECOND INSERTION MODATION, 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. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. Respectfully submitted, /s/ Betzy 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. 22-004335-5 June 6, 13, 2025 25-01627H		
SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-009759 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL1, MORTGAGE-BACKED NOTES, SERIES 2024-RTL1, Plaintiff, v. OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAIRA CRUZ, an Individual; GEORGIA'S OWN CREDIT UNION; WASHINGTON ELECTRICAL SERVICE, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 5, 2025 entered in Civil Case No. 24-CA-009759 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR LHOME MORTGAGE TRUST 2024-RTL1, MORTGAGE-BACKED NOTES, SERIES 2024-RTL1, Plaintiff and OMY'S COUTURE HAIR DESIGN LLC, a Florida Limited Liability Company; OMAIRA CRUZ, an Individual; GEORGIA'S OWN CREDIT UNION; WASHINGTON ELECTRICAL SERVICE, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on July 9, 2025 the following described property as set forth in said Final Judgment, to-wit:. LOT 4, 5, AND 6, BLOCK 4 OF INGLEWOOD PARK ADDITION NO 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN			SECOND INSERTION PLAT BOOK 21, PAGE 42 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 302 E 130th Ave, Tampa, FL 33612 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 3843.000122 June 6, 13, 2025 25-01580H		
SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-003101 DIVISION: C RF - SECTION I LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TYRELL MAURIECE GILLIAM; FATIMA LEANETTE GILLIAM, ET AL. Defendants To the following Defendant(s): FATIMA LEANETTE GILLIAM (CURRENT RESIDENCE UNKNOWN) Last Known Address: 10247 STRAWBERRY TETRA DR, RIVERVIEW, FL 33578 Additional Address: 6601 SUSSMAN PL APT 104, TAMPA, FL 33615 6157 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 170, OF FERN HILL PHASE 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 10247 STRAWBERRY TETRA DR, RIVERVIEW FL 33578-5484 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 7/3/2025 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. This notice is provided to Administrative Order No. 2065. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. WITNESS my hand and the seal of this Court this 28 day of May, 2025. Victor D. Crist HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By JENNIFER TAYLOR 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 MT20599-25/cam June 6, 13, 2025 25-01585H			SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-002252 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-INV3 Plaintiff(s), vs. CHRISTOPHER CRUZ; MIDTOWN VENTURE GROUP LLC.; UNKNOWN TENANT IN POSSESSION #1: THE UNKNOWN TENANT IN POSSESSION 2: Defendant(s). TO: THE UNKNOWN TENANT IN POSSESSION 2 LAST KNOWN ADDRESS: 915 EAST 122ND AVENUE, TAMPA, FL 33612 CURRENT ADDRESS: 915 EAST 122ND AVENUE, TAMPA, FL 33612 YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows: LOT 10 OF FLOWERS & STUART OAK GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address: 915 East 122nd Avenue, Tampa, FL 33612 You are required to file a written response with the Court and serve a copy		
SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-004991 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. DANIELA GHERZU, et al., Defendants. NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on July 2, 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 29, Block 1, FOREST BROOKE PHASE 4B, according to the plat as recorded in Plat Book 140 Pages 33 of the Public Records of Hillsborough County, Florida. Property Address: 16962 Oval Run Drive, Wimauma, FL 33598 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim			SECOND INSERTION of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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 the 22nd day of May, 2025. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Mustafa Divan Deputy Clerk Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-004927-2 June 6, 13, 2025 25-01575H		