

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors meeting of the Mira Lago West Community Development District

The Board of Supervisors (the “Board”) of the Mira Lago West Community Development District (the “District”) will hold a public hearing and a meeting on August 4, 2025, at 7:00 p.m. at the South Shore Regional Library located at 15816 Beth Shields Way, Ruskin, Florida 33573.

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 https://miralagowestcdd.org/, or may be obtained by contacting the District Manager's office via email at kristee.cole@inframark.com or via phone at (813) 382-7355.

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.

MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$ 214,197
COLLECTION COSTS @ 2%	\$ 4,284
EARLY PAYMENT DISCOUNT@ 4%	\$(8,568)
TOTAL O&M ASSESSMENT	\$ 209,913

LOT SIZE	UNITS	FY 2025/2026 O&M PER LOT	INCREASE FROM PREVIOUS YEAR
Single Family 50’	343	\$396.53	\$0.00
Single Family 60’	263	\$396.53	\$0.00
TOTAL UNITS	606		

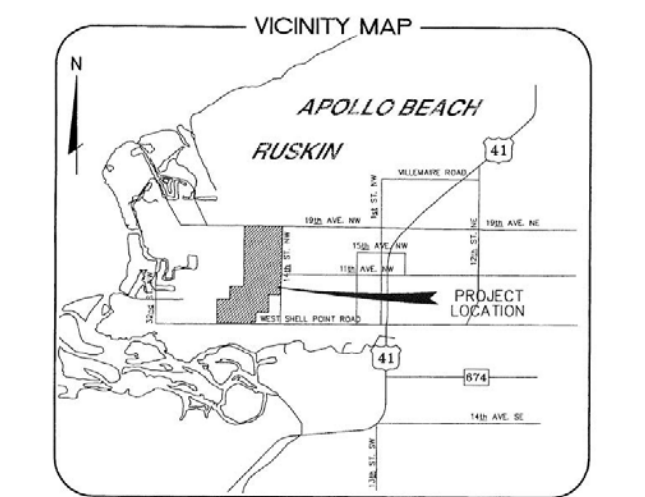
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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



Kristee Cole
District Manager
July 11, 2025

25-01952H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/28/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 2090 Tiffany Dailey Wall art, furniture, lamps

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.
July 11, 18, 2025

25-01984H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Wynnmere East Community Development District

The Board of Supervisors (the “Board”) of the Wynnmere East Community Development District (the “District”) will hold a public hearing and a meeting on August 7, 2025, at 6:30 p.m. at the SouthShore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.wynnmereeastcdd.com, or may be obtained by contacting the District Manager's office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Stephanie DeLuna
District Manager
July 11, 2025

25-01953H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Balm Grove Community Development District

The Board of Supervisors (the “Board”) of the Balm Grove Community Development District (the “District”) will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://balmgrovecdd.com/ or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Michael Perez, District Manager
4920-5425-8481, v.1
July 11, 2025

25-01957H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Sherwood Manor Community Development District

The Board of Supervisors (the “Board”) of the Sherwood Manor Community Development District (the “District”) will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://sherwoodmanorcdd.com/ or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 813-873-7300.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Michael Perez, District Manager
4937-0749-9825, v.1
July 11, 2025

25-01961H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the North Park Isle Community Development District

The Board of Supervisors (the “Board”) of the North Park Isle Community Development District (the “District”) will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting http://northparkislecdd.com/ or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Michael Perez
District Manager
July 11, 2025

25-01955H

FIRST INSERTION

K-BAR RANCH III 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 K-Bar Ranch III Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025
TIME: 2:00 p.m.
LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

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, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 Ph: (813) 873-7300 (“District Manager's Office”), during normal business hours.

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

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

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

Michael Perez
District Manager
July 11, 2025

25-01954H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-view, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 7/28/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A293	Shanika Green	Appliances, Boxes, Bags, Totes, Electronics
Unit # B048	Michelle Robertson	Boxes, Totes, Clothing, Furniture
Unit # B075	Christopher Lyte	Boxes, Furniture
Unit # D208	Ryan Culpepper	Appliances, Artwork, Bedding, Furniture, Sports, Toys
Unit # D127	Taylor Cameron	Boxes, Furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390
July 11, 18, 2025

25-01986H

SAVE TIME

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

PUBLIC SALES---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Forest Brooke Community Development District

The Board of Supervisors (the “**Board**”) of the Forest Brooke Community Development District (the “**District**”) will hold a public hearing and a meeting on August 20, 2025, at 6:30 p.m. at the Vista Palms Clubhouse located at 5019 Grist Mill Court, Wimauma, Florida 33598.

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.forestbrookecdd.org, or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844.

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.

Development	Units	Gross per Unit
Single Family 40’	384	1,799.31
Single Family 50’	333	1,799.31

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.

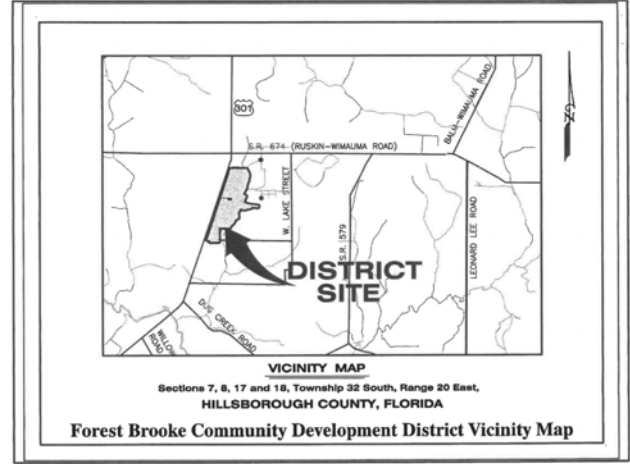
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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.

Jason Greenwood
District Manager



July 11, 2025

25-01963H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Panther Trace II Community Development District

The Board of Supervisors (the “**Board**”) of the Panther Trace II Community Development District (the “**District**”) will hold a public hearing and a meeting on July 28, 2025, at 6:30 p.m. at the Panther Trace II Clubhouse, located at 11518 Newgate Crest Drive, Riverview, FL 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.panthertracecdd2.net, or may be obtained by contacting the District Manager's office via email at hbeckett@vestapropertieservices.com or via phone at (321) 263-0132 Ext. 536.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heath Beckett, District Manager

July 11, 2025

25-01970H

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 RealClean Aircraft Detailing Tampa Bay located at 4011 W Horatio St, 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 03 day of July, 2025.

Kercher Aviation LLC

July 11, 2025

25-01998H

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FRESH FLAME located at 10817 N 56th St in the City of TAMPA, Hillsborough County, FL 33617 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of July, 2025.

GREENLAND RESTAURANT INC

July 11, 2025

25-01999H

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 Noisey Creative Studio located at 400 N Tampa St Ste 1550, #382311, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 03rd day of July, 2025.

Noisey Creative Studio LLC

July 11, 2025

25-02003H

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2018 MERT mobile home bearing vehicle identification number FL26100PHB201890A and FL26100PHB201890B, and all personal items located inside the mobile home. Last Tenant: Miguel Enrique Gonzalez Cortes and Jenny Gonzalez Aguilar. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

July 11, 18, 2025

25-02034H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Park Creek Community Development District

The Board of Supervisors (the “**Board**”) of the Park Creek Community Development District (the “**District**”) will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Fairfield Inn & Suites located at 10743 Big Bend Road, Riverview, Florida 33579.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.parkcreekcdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at jgreenwood@gms-tampa.com or via phone at (813) 344-4844.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jason Greenwood, District Manager

4918-6766-6475 v.14923-8408-0947, v. 1

July 11, 2025

25-01969H

FIRST INSERTION

MTERC COMMUNITY DEVELOPMENT DISTRICT

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 MTERC Community Development District (“**District**”) will hold a public hearing on August 4, 2025 at 1:30 p.m. at Rizzetta & Company, Inc., located at 5020 West Linebaugh Avenue, Suite 240, Tampa, Florida 33624 for the purpose of hearing comments and objections on the adoption of the proposed budgets (“**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. 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, Phone (813) 933-5571, (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://www.mterccdd.org/>.

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

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

Matthew Huber, District Manager

July 11, 18, 2025

25-02002H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Spencer Creek Community Development District

The Board of Supervisors (the “**Board**”) of the Spencer Creek Community Development District (the “**District**”) will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://spencercreekcdd.com/> or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Michael Perez, District Manager

4902-9465-9148, v. 1

July 11, 2025

25-01967H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the K-Bar Ranch Community Development District

The Board of Supervisors (the “**Board**”) of the K-Bar Ranch Community Development District (the “**District**”) will hold a public hearing and a meeting on August 6, 2025, at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mist-flower Lane, Tampa, Florida 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.kbarranchcdd.com or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley, District Manager

July 11, 18, 2025

25-01968H

FIRST INSERTION

SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“**Board**”) of the Simmons Village North Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 6, 2025
TIME:	10:00 a.m.
LOCATION:	Pulte Office
	2662 S. Falkenburg Road
	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, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at <https://simmons villagenorthcdd.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

July 11, 18, 2025

25-02033H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “**Board**”) of the Shell Point Community Development District (the “**District**”) will hold a public hearing and a meeting on **August 12, 2025, at 5:30 p.m.** at the Shell Point Clubhouse located at 1155 7th Ave NW, Ruskin, Florida 33570.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.shellpointcdd.com/> or may be obtained by contacting the District Manager's office via email at lisa.castoria@inframark.com or via phone at 656-223-7011.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Lisa Castoria
District Manager
July 11, 2025

25-01972H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
AMENDED NOTICE OF MEETINGS FOR FISCAL YEAR 2025,
NOTICE OF CLOSED SESSIONS, AND NOTICE OF WORKSHOP

The Board of Supervisors (“**Board**”) of the Waterleaf Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2025 at the Riverview Public Library, 9951 Balm Riverview Road, Riverview, Florida 33569, on the third Wednesday of every month at 5:30 p.m., unless otherwise indicated as follows:

July 16, 2025
August 20, 2025
September 17, 2025

In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.

The Board will also hold a public workshop of the District on Tuesday, July 29, 2025, at 5:00 p.m., via Zoom at <https://us06web.zoom.us/j/9z4rHdIXhiFOlkuPGpgeISz8mIEk/ics>. The purpose of the public workshop is to provide training for the Districts' Board of Supervisors on applicable ethics law and training requirements that pertain to special district Supervisors, which may include, but is not necessarily limited to: the ethics training requirement set forth in Section 112.3142, Florida Statutes, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meeting laws.

The meetings, including the closed session and public workshop described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 (“**District Manager's Office**”).

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Richard McGrath
District Manager
July 11, 2025

25-01974H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/28/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

B-471	Anderson, Wendi	Furniture electronics clothing
3-41	Hernandez, Leslie	clothing boxes totes
D-738	Jernigan, Ashley	clothing toys tv
D-733	Perez, Leandro	mattresses

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

July 11, 18, 2025

25-01985H

FIRST INSERTION

WATERLEAF COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (“**Board**”) for the Waterleaf Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE:	August 20, 2025
TIME:	5:30 p.m.
LOCATION:	Riverview Public Library 9951 Balm Riverview Road Riverview, Florida 33569

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family – 50’	317	1.00	1,749.95
Single Family – 60’	168	1.20	2,099.94
Single Family – 70’	138	1.40	2,499.93

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors meeting of the River Bend Community Development District

The Board of Supervisors (the “**Board**”) of the River Bend Community Development District (the “**District**”) will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the River Bend Amenity Center located at Amenity Center, 2502 Dakota Rock Drive, Ruskin, Florida 33570.

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 at <https://www.riverbendcdd.com>, or may be obtained by contacting the District Manager's office via email at aferguson@gms-tampa.com or via phone at (813) 344-4844.

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.

RIVER BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026 O&M ASSESSMENT SCHEDULE

Unit Type	Unit Count	FY 2025 Per Unit	FY 2026 Per Unit	FY 2026
SF 50'	319	\$1,229.92	\$1,369.20	\$436,774.24
SF 60'	229	\$1,461.12	\$1,626.57	\$372,485.59
SF 70'	105	\$1,722.11	\$1,917.12	\$201,297.86
SF 80'	74	\$2,090.82	\$2,327.58	\$172,240.98
SF 90'	12	\$2,337.02	\$2,601.66	\$31,219.94
SF 100'	12	\$2,611.99	\$2,907.77	\$34,893.30
	751			\$1,248,911.92
		Less: Discounts 4%/Collections 2%		(\$74,934.71)
		Net Assessment		\$1,173,977.20

The O&M Assessments (in addition to debt assessments) 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 property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

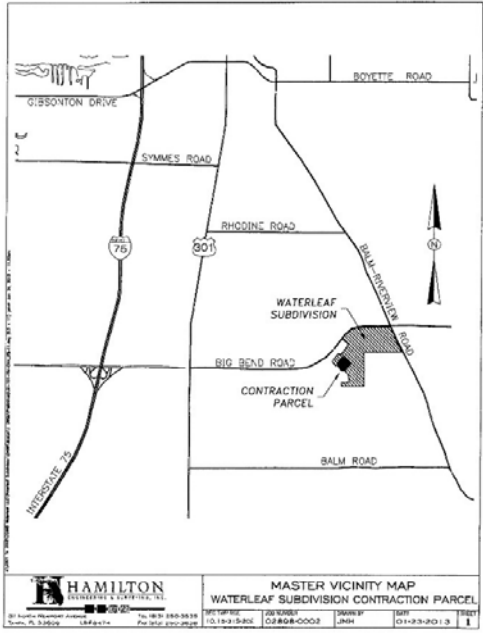
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by phone at (813) 344-4844 (“**District Manager's Office**”), during normal business hours. 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 because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of 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 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.

District Manager



July 11, 2025

25-01973H

FIRST INSERTION

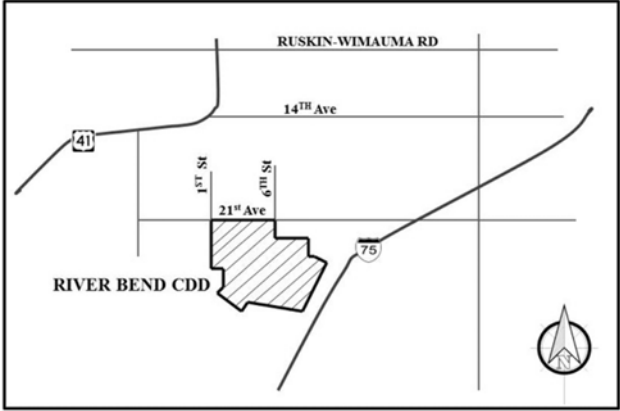
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. **Failure to pay the District's assessments will cause a tax certificate to be 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 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Amanda Ferguson
District Manager



July 11, 2025

25-01975H

SAVE
TIME

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

UV20906_V03

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830	
Time: 09:30 AM	
Sale to be held at www.storagetreasures.com.	
0009 - Baker, Cheneae; 0078 - Pereira, Destiny; 0087 - Rivera, Leonardo; 0101 - Lefayt, Florence; 0119 - Wilson, Deborah; 0142 - ortiz, Aliana; 0206 - Baker, Antonio; 0242 - Jefferson, Karysma; 0267- Jr, Benjamin Swaby; 0300 - Yuill, Alex; 0325 - Zambrana, Doris; 0331 - Acevedo, Mark; 1001 - B, Ashia; 1022 - Sherman, Melissa; 1035 - Harrell, Edjuan; 1042 - Paramo, DeAnna; 1049 - Tebrow, Veronica; 2001 - Jenkins, Ebony; 2027 - Jenkins, Ebony; 2033 - Torres, Aylin; 2040 - mayns, Denesha; 3016 - Lucas, Robert; 3028 - Matheson, David; 3032 - Brown, Kelvin; 3044 - Smith, Samuel; 3050 - Hargrove, Carlette; 3065 - peacock, deona; 3081 - McClendon, Derrick; 4041 - Love, Samuel; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam	
PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949	
Time: 10:00 AM	
Sale to be held at www.storagetreasures.com.	
0236 - Beckmeyer, Kelly; 0257 - Carter, Timothy; 0288 - Gilbert, Talisha; 0293 - White, Scott; 0318 - Diaz, Linda; 0443 - Hubbard, David; 0508 - Langston, Toir Lee; 0612 - slavik, Alyssa; 0702 - Anderson, Christopher; 1039 - 4 Lucky Dogs Marsh, Robin; 1056 - hughes, Porche; 1057 - Graves, Tamirrah; 1058 - Marsh, Robin; 1067 - hughes, Porche; 206364 - Yeshion, Sarah; 2079 - Charpentier, Amy; 2108 - LaRue, Diane	
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.	
01008 - Davis, Alysia; 01019 - Rivera, Dulce M; 01040 - morse's landscaping llc Morse, Jessica; 01081 - Bogle, Robert; 01082 - Thompson, Tonyata; 01093 - Cooper, Stefanie; 01101 - Shorter, Chris; 01123 - combs, edward; 01135 - konan, Botiwa; 01162 - Mossner, Gary; 01168 - Edwards, Kelli; 02054 - Cruz, Alberto; 02077 - Pitts, Zelda; 02102 - Johnson, Ronnie; 02118 - Thompson, Tonyata; 02127 - Hobbs, Robert; 02128 - Thompson, Tonyata; 02131 - Gardner, Kelly; 02132 - Dorris, Janashia; 02205 - pinero, Prissila; 02219 - Anthony, Tkoa; 02231 - Tolson, Tyrone; 03029 - Young, Tawni; 03092 - grooms, Kerry; 03110 - johnson, layla; 03144 - Anderson, Isaih; 03161 - Gonzalez, Hattie; 03208 - Lovell, Ronald h; 03211 - Youmans, Floyd; 03218 - teague, Stephanie; 03238 - Aguilar, Angelita; 03275 - Ross, Victoria L.; 03292 - Pavlov, Volodymyr; 03296 - MCRAE, WADE; 06003 - Harris, Mark; 07003 - Beckles, Olvin; 07017 - GRUSOVNIK, JACK; 07028 - Kamaish, Majdi; 08003 - Edwards, Ari; 12046 - Ferch, Carolyn; 13044 - konan, Botiwa; 13074 - Kanani, Lorenc	
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.	
0107 - III, Lucius Gibson; 0222 - III, Lucius Gibson; 0446 - Barrett, Jacqueline; 0312 - Wilson, Denster; 2028 - III, Lucius Gibson; 3002 - Alnawami, Zubaida; 3010 - Broner, Katrina N; 3048 - Rosewell, Deveryln; 3056 - Burrows, Alicia; 3098 - Storms, Codyjane; 3154 - Stanford, Shywanda; 3156 - Abushanab, Ola; 3161 - Alcin, Berdie; 3169 - III, Lucius Gibson; 3213 - harris, Shakia; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda; RV08 - wilson, george	
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.	
1047 - clemmons, latanya; 1072 - Robinson, George; 1087 - Thompson, Sherrell Sharp; 1144 - Sexton, Lauren A; 1163 - Berrios, Hector; 2008 - Axon, Sharhonda; 2040 - Redding, Robert; 2049 - Jr, Johann Best; 2081 - james, Andrew; 2112 - Doctor, Nymia; 2123 - Tillman, Stephanie; 2162 - smith, Racquel; 2167 - Figueroa, Jeiron; 2185 - Walker, Jennifer; 3029 - Reyes, Ada; 3070 - Walker, Jamee; 3086 - Rivers, Donovan; 3103 - muniz, Kiara; 3115 - Roy, Brandon; 3123 - Cross, Dave; 3141 - Simpson, Kaceilea; 3163 - Johnson, Catherine; 3193 - Mesidor, Markenson	
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.	
A072 - Ramjit, Adam; B032 - Larkin, Robert; B048 - Sutton, Oliver; B081 - thompson, Ashley; B088 - Alvarado, Esteban; B126 - Menzel, Stewart; B132 - Williams, Edward; C034 - Cacador, Sabrina D; C039 - Gaburici, Daniel; C044 - Velazquez, Joshua; C047 - Gonzalez - Yague, Milagros; C074 - Pierson, Darlene; C075 - Pearson, Tamika; C076 - Rivera, Jose; C087 - Spivey, Pauline; C104 - Denmark, Sue; C112 - James, Sylvester; D035 - Banks, TySayana; D036 - Hayes, Richard; D043 - Pate, Nitisha T; D049 - Gainor, Michelle; D085 - Maynard, Curtis; D101 - Anderson, Rashad; E005 - Leach, Jason; E008 - Holmes, Latasha; E039 - Jennings Jr., Joel; E045 - Edwards, Chaz; I010 - Mallory, Nicorya; I015 - Larry, Rashaw; I027 - Paratore, Lisa; I059 - Legrand, Dieuvvert; I066 - Malpass, Deana Ann; J017 - Byrd, Pippi; J048 - Oliver, Allen; J077 - Taylor, Jamal; J100 - Saunders, Shakina; J105 - Byrd, Pippi; J115 - Hudson, Brittany; J145 - Williamson Jr, Thomas; J149 - Hall, Alcia; K009 - Ayesh, Ibtisam; K020 - Villanueva, Carlos; K024 - Teno,	

FIRST INSERTION	
Samantha; K025 - Moreno, Naomi; K055 - Powell, Gina; K085 - Farese, Brittney; L006 - JENRETTE, KALEAB; L007 - Campbell, Lashell; L009 - Brantley, Cortnee; L010 - Bradley, Alicia ; L026 - REDDICK, ELISABETH; L064 - Foster, Dorinda	
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721	
Time: 12:00 PM	
Sale to be held at www.storagetreasures.com.	
0024 - Thomas, Shaniah; 0073 - Shellman, Kaylicia; 0128 - Williams, Erika; 0134 - Pequeno, Anthony; 0142 - Lapointe, Charlienne; 0155 - Miller, Kenneth; 0166 - Bregman, Brittany Katherine; 0201 - Carrington, Lisa; 0234 - Gray, Reginald; 0235 - The Creative Cohort Singleton, Jay; 0334 - Brown, Rejea; 0349 - Oliva, Jose; 0350 - Ohara, Tamesha; 0356 - Bergmann, Hayden; 0359 - NEGRON, GENESIS; 0361 - Parker, Josh; 0396 - Barrios, Leomis; 0413 - LEGORBURO, KELVIN; 0420 - casteel, Gwendolyn; 0438 - Rentz, Herman; 0445 - Murphy, Carlous; 0474 - miguele, Paula; 0481 - Young, April; 0515 - collazo, Luis; 0518 - Mann, Kimberly; 0522 - Parker, Karen; 0538 - Maag, David; 0613 - Sanchez, Ana; 0617 - Bari, Michelle Caldas; 0641 - Carrington, Deshun; 0651 - Gourley, Tammy; 0653 - Carey, Stacie; 0687 - Warren, Kathy; 0707 - Kitchen, Shajuana; 0730 - farr, Latvia; 0731 - Venditti, elena; 0746 - Greenberg, Hannah; 0758 - simprevil, Laurentz; 0760 - marrero, Luis; 0803 - Parker, Nhijza; 0810 - Internal Medicine Clinic Osman, Ayman; 0823 - Perez-Young, Jennifer; 0835 - Lewis, Cynthia; 0851 - mingo, Johnathan; 0855C - Cintron, Romeo; 0856G - hohenkirk, Ania; 0857A - Marshall, Erykah; 0859E - cruz, Ofelia; 0861D - Sookoo, Jamie; 0862E - Griffin, Shoshanna; 0863M - Pollin, Devon; 0881 - Creaser, Brandy; 0882 - Plantium Roofing Walls, Chad; 0889 - Baxter, Kitt; 0891 - Reesser, Kelsey; 0903 - wright, Bernard; 0922 - OGara, Lea	
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.	
1020 - Tavaliccio, Daniel; 1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1062 - Drew, Ilisha; 1080 - Jackson, Saminthia; 1107 - Dabbs, Bryce; 1116 - stallard, mark; 1140 - ruiz, Kasandra; 1142 - Bedward, Kimanie; 1167 - Harvey, Johnasha; 1192 - Fanning, Carla; 1196 - Powell, Christopher Dupree; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1317 - Kappes, Nikita; 132 - Pedroso, Stephanie; 1321 - Kinney, Nekeyla; 1335 - Miller, Cheryl; 1401 - Kelly, Lillian; 1441 - Niederkorn, Joseph; 1463 - Thompson, Mary; 1486 - Resetar, Andrea; 1489 - lopez, Stephanie; 1492 - wells, Leqjhai; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 201 - Rashed, Yvette; 2015 - HICKMON, TWILA; 243 - langone, Bogdan; 249 - Rodriguez, Tabitha; 253 - Marrero, Xavier; 259 - Quinones, Vigie ; 279 - taylor, Austin; 309 - Galloway, Heath; 313 - Francis, Shirлана; 314 - Pedroso, Stephanie; 410 - Rodgers, Sade; 414 - Strassburg, Seth; 471 - seahorn, christopher; 474 - Patterson, Carol; 477 - Curtis, Tyler; 502 - Mckenna, Gorma; 506 - Baez, Iris; 565 - Check, Daniel; 569 - Forgie, Lawrence; 600 - Lisenby, Glen; 623 - Castillo, Melanie; 631 - Johns, Robert; 650 - Harless, Todd; 667 - McCrimmon, Larry; 672 - Hoppe Enterprises LLC Hoppe, Jason; 680 - Love, Regina; 684 - Reyes, Yvonne E; 703 - Newberry, Sharee; 712 - Clements, Joshua; 718 - Leach, Jason; 733 - Leonard, Randall; 735 - Coirs, Ashton; 818 - cooper, Craig; 826 - Atienza, Luzminda; 829 - Good Plantkeeping LLC Patton, Myka; 838 - Hamilton, Glenda; 911 - Sullivan, Monique; 928 - Business Services X Jacobson, Matt; 951 - Forgie, Lawrence; 958 - Weber, Mindy D; 963 - Allen, Elmore; 975 - Tucker, Darrion	
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.	
A003 - Davis, Shawntal; A004 - Rodriguez, Alexia; A007 - hicks, delores; A010 - johnson, Audrey; A031 - CAMPBELL, LISA; A037 - Taylor, Sylvia; B011 - Fernandez, Manuel; B026 - Stephens, Ernestina; B032 - Bryant, Nivea; B034 - araujo, Jacqueline; B038 - rogers, Terry; B041 - Mitchell, Lenika; B046 - Diggs, Danyell; B056 - williams, Jack; B058 - menelas, Mackenzie; C002 - Monroe, Tameka; C003 - Lauderdale, Charles E; C007 - Dume, Miler; C013 - Hazard, Alicia; C025 - McKinnon, Jermaine; C047 - Johnson, Whitley; C051 - Jackson, Cheyrron; C056 - Townsend, Darryl; C059 - edwards, Charles; C060 - MNeal, Zavein; D006 - Rivera, Jasmine; D012 - Dawson, Nina; E006 - Noble, Hester; E012 - Charles, Justin; E016 - Jordan, Timothy; E053 - turner, Casandra; E059 - ball, delmetria; E060 - Brown, Jah Nah; E063 - Rhoades, Ericka; E073 - anderson, mores; E089 - williams, Winifred Angela; E106 - Cordero, Remigio Romero; E117 - Brown, Lashika; E120 - lapradd, Heather; E133 - Gay, Dshawna; E137 - berry, Erica; E157 - mcphail, Nathaniel; E162 - Smith , Nicole; E178 - bythewood, Shatavia; E184 - Price, Anthony; E187 - moore, Jenaie ferrell; E190 - James, Anissa; E191 - Forf, Tia B; E192 - Hicks, Erma; E193 - Dudley, Granger; E204 - Joiner, Michael; E206 - mungin, Paul; F011 - Acevedo, Nicole; F016 - Latson, Jony; F025 - Townsend, Keithdar; F029 - Odom, Racquel; F037 - McCullar, Cabrina; F067 - Chesser, Christopher; G001 - eady, Taylor; G016 - Robinson, Lola; G018 - Harris, Venetha; G023 - smith, Jazmin; G028 - Charles, James; G032 - Pomales, Chasity; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G061 - jean, Even; G071 - Williams, Xaviera; G074 - Mode, Olguine; H001 - Hunter, Derrick; H003 - Broxton, Jauana; H004 - Mosley, Virgil; H006 - kelley, Jasmine; H029 - Hall, John; H041 - Williams, Michael; H049 - Howell, James; H051 - Mills, Charles; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H059 - Deramus, Jemese; H060 - Burnett, Sequita; H065 - Santos, Keomi; J017 - Adams, Freddie; J022 - Bushell, Shenette; J034 - Monlin, Alexis; J037 - Tejada, Lloisa; J047 - lewis, tyshaw; J061 - Thomas, Laquanza	
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.	
July 11, 18, 2025	
25-01994H	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814	
Time: 09:30 AM	
Sale to be held at www.storagetreasures.com.	
1003 - Joseph, Nashka; 1025 - Eric, Kenneth; 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1067 - Katje, Kristy; 1099 - Blair, Pennie; 2006 - SOSTRE, RICK; 2057 - Jackson, Rodney; 2072 - Fecht, Daniel; 2084 - Tutor, Kayla; 2086 - Lopez, Melanie; 2087 - weston, Courtney; 2091 - Roberts, Ashlynn; 2109 - Bonelli, Michele; 2115 - Nicol, Jennifer; 2136 - Westbrook, Harry; 2147 - DE ARMOND, KATHERINE; 2167 - Nonnenberg, Janae; 3009 - Haynes, Tamberneisha; 3072 - Guiste, Nardine; 3138 - Brookins, Tynesha; 3156 - Do, Yen; 3196 - Cruzado, John	
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.	
1123 - Roldan, Laurel; 2032 - McQuay, Marla; 3003 - Lovell, Randy; 3021 - Scott, Tyrell; 3062 - Williams, Keesha; A063 - Allen, Jasmine; A074 - mederos, Odalys; A075 - kay, Melissa; A104 - Johnson, Angelett; B203 - Olivares, Andrea; B204 - Matera, Carolyn; B207 - Thomas, Elyse; B223 - Davis, Ronshai; C330 - GARCIA, MICHELE; C349 - Lopez, Ernesto; D405 - Sirmans, Parris; D406 - Shelby, Jennie; D410 - Twons, Rickayla; D414 - Garner, Jamin; D424 - Solano, Robert; D435 - Rivera, Natshaly; D439 - Steele, Lanica; D466 - woody, Roderick; E511 - Wirt, Kristofer; E513 - Ballard, Tonya; F627 - OConner, Donald; F661 - Willmann, Jessica; H804 - sforza, michael; H812 - Hernandez, Amalia; RV07 - Blaylock, Jovie	
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 - Philips, ILEANA; 1113 - williams, Arkadi; 1338 - Smith, Ramirez; 266 - LUCAS, LAINEY; 343 - Gibson marine group llc gibson, william; 704 - Figueroa, Crystalina; 739 - Dobbins-Agosto, Elizabeth; 746 - Samuel, Deja; 817 - OLeary, Patrick; 912 - Rodriguez, Roxanna; 944 - Moldthan, Wendi; 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.	
July 11, 18, 2025	
25-01992H	

FIRST INSERTION	
STONEBRIER COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors (“Board”) of the Stonebrier Community Development District (“District”) will hold a public hearing and regular meeting as follows:	
DATE:	August 14, 2025
TIME:	6:30 p.m.
LOCATION:	Heritage Harbor Clubhouse 19502 Heritage Harbor Parkway Lutz, Florida 33558
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 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, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132 (“District Manager’s Office”), during normal business hours, or by visiting the District's website at www.stonebrierccd.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.	
District Manager July 11, 18, 2025	25-01971H
FIRST INSERTION	
HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF ETHICS TRAINING WORKSHOP	
Notice is hereby given that the Board of Supervisors (the “Board”) of the Hidden Creek Community Development District (the “District”) will hold an ethics training workshop on Thursday, July 24, 2025, from 6:00-8:00 p.m. via Microsoft Teams at the following link: https://teams.microsoft.com/j/meetup-join/19%3ameeting_OTdiYjI2ZmYlZmUwZi00MDhlLWlwOGMtNzI0Y2JiYjcxOWE4%40thread.v2?ocontext=%7b%22Tid%22%3a%2274d8ecf5-7303-45b0-b502-594edb523306%22%2c%22Oid%22%3a%22b6c2e2f9-e04f-4e76-8a8e-a5d284a36a56%22%7d.	
The purpose of the workshop is to engage in part one of the mandatory ethics training per Florida state requirement. The workshop is open to the public and will be conducted in accordance with standard statutory guidelines. The Board of Supervisors will not take any action at this workshop.	
A copy of the agenda may be obtained from the District Manager, via email at audette@hika.com, telephonically at (813) 565-4663 during normal business hours, or from the District's website.	
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before 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 assistance in contacting the District Manager's office.	
Audette Bruce, District Manager July 11, 2025	25-02035H
--- SALES ---	
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 25-CA-001604 THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC., a Florida not-for-profit corporation, Plaintiff, vs. HUMBERTO CRUZ, UNKNOWN SPOUSE OF HUMBERTO CRUZ and UNKNOWN TENANT(S) IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 1, 2025, entered in Case No. 25-CA-001604 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein THE CONDOMINIUM ASSOCIATION OF WATERSIDE I, INC, is the Plaintiff, and HUMBERTO CRUZ, UNKNOWN SPOUSE OF HUMBERTO CRUZ and UNKNOWN TENANT(S) IN POSSESSION, are the Defendants, Victor D. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on the 7th day of August, 2025 the following described property as set forth in said Final Judgment: Unit 206, Building 2, WATER-SIDE CONDOMINIUM I, Together With An Undivided Interest In The Common Elements Appurtenant Thereto, According To The Declaration Of Condominium Recorded In Official	Records Book 4608, Page 1414 And Any Amendments Thereto. Of The Public Records Of Hillsborough, County, Florida. Folio: 148821-0148 PIN A-28-28-19-46D-000002-00206.0 a/k/a 7103 E Bank Dr Tampa, FL 33617 Name of record owner: Humberto Cruz Property Address: 7103 E BANK DR, TAMPA, FL 33617-7312 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Hillsborough County RealForeclose Bidder # 59595 Dated: July 2, 2025 s/ Marielle Westerman, Esq. Florida Bar No. 13244 Westerman Law, PLLC 360 Central Ave., Ste. 800 St. Petersburg, FL 33701 mwesterman@westerman.law July 11, 18, 2025 25-01978H

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ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICAL
CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 25-CP-002100
Division A
IN RE: ESTATE OF
EDWARD MICHAEL BRAULT
Deceased.

The administration of the estate of Edward Michael Brault, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602 Attn: Probate Division. 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 July 11, 2025.

Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Attorney for Personal Representative:
/s/ Spiro J. Verras
Spiro J. Verras, Esq.
Florida Bar Number: 479240
Verras Law, P.A.
31640 US Highway 19 N, Suite 4
Palm Harbor, Florida 34684
Telephone: (727) 493-2900
Fax: (888) 908-5750
Email: spiro@verras-law.com
July 11, 18, 2025 25-01989H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002255
Division A
IN RE: ESTATE OF
BETH A. NICHOLAS,
Deceased.

The administration of the estate of Beth A. Nicholas, deceased, whose date of death was January 13, 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.

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 July 11, 2025.

Personal Representative:
/s/Laura Taylor
Laura Taylor
6107 Galleon Way
Tampa, FL 33615
Attorney for Personal Representative:
/s/ Kit Van Pelt
Kit Van Pelt, Attorney
Florida Bar Number: 106754
Older, Lundy, Koch & Martino
200 N. Garden Avenue
Clearwater, FL 33755
Tele: (813) 254-8998
Primary E-Mail Address:
kvanpelt@olderlundydlaw.com
Secondary E-Mail Addresses:
camatucci@olderlundydlaw.com
July 11, 18, 2025 25-02001H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Hillsborough COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002181
Division A
IN RE: ESTATE OF
Virginia Lue Johnsen
Deceased.

The administration of the estate of Virginia Lue Johnsen, deceased, whose date of death was June 1st, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 33601-1110. 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. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 July 11th, 2025

Personal Representative:
Julie M. Goddard
P.O. Box 273792
Tampa, FL 33688
Russell R. Winer
Attorney at Law
Attorneys for Personal Representative
1017 9th Ave N
St Petersburg, FL 33705
Telephone: (727) 821-4000
Florida Bar No. 517070/523201
Email Addresses:
rw@inherit-Florida.com
July 11, 18, 2025 25-02018H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001961
IN RE: ESTATE OF
BRENDA JOYCE JOHNSON,
Deceased.

The administration of the estate of BRENDA JOYCE JOHNSON, Deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 11, 2025.

REBECCA BROWN,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
July 11, 18, 2025 25-02000H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 25-CA-001727
Freedom Mortgage Corporation,
Plaintiff, vs.
Robert L. Simmons a/k/a Robert
Simmons, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001727 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Robert L. Simmons a/k/a Robert Simmons; Unknown Spouse of Robert L. Simmons a/k/a Robert Simmons; City of Plant City, Florida are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 27th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, LESS THE WEST 75 FEET THEREOF AND THE WEST 35 FEET OF LOT 11, BLAIN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 10, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: A2033280000
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 the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

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 2nd day of July, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 25-F00446
July 11, 18, 2025 25-01977H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY
STATE OF FLORIDA
PROBATE DIVISION
File Number 25-CP-002252
Division A
IN RE: ESTATE OF
JAKOB M. STARNES
Deceased.

The administration of the estate of JAKOB M. STARNES deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
Probate Division
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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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: July 11, 2025.

AMY S. MORAN
18912 Sailors Delight Pass
Land O' Lakes, Florida 34638
/s/ Lexy M. Bubley-Creighton
Lexy M. Bubley-Creighton, Esquire
Attorney for Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
July 11, 18, 2025 25-02007H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001881
Division B
IN RE: ESTATE OF
JOSEPH M. DEBOIS SOUSA
Deceased.

The administration of the estate of Joseph M. Debois Sousa, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 July 11, 2025.

Personal Representative:
David DeBois Sousa
7003 Seaport Ave, Bldg 2503
Temple Terrace, Florida 33637
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
July 11, 18, 2025 25-01990H



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE ---

FIRST 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-001834
IN RE: ESTATE OF CAROL JEAN MONSON, DECEASED.

The administration of the Estate of Carol Jean Monson, deceased, whose date of death was 3/22/2025, Case Number 25-CP-001834, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 11 day of July 2025.

Personal Representative:
Sarah Selim f/k/a Sarah Monson
7879 Twin Rock Rd Verona WI 53593
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
July 11, 18, 2025 25-02013H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1524
Division Probate
IN RE: ESTATE OF SHIRLEY ELAINE RUDDERHAM a/k/a SHIRLEY ELLAINE RUDDERHAM
Deceased.

The administration of the estate of Shirley Elaine Rudderham, deceased, whose date of death was January 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:
Richard Donald Rudderham
5960 Raven Place
West Vancouver, BC V7W 1X2
Attorney for Personal Representative:
Kent A. Skrivan
E-mail Addresses:
kent@sgnapleslaw.com,
heather@sgnapleslaw.com
Florida Bar No. 893552
Skrivan & Gibbs, PLLC
1110 Pine Ridge Road, STE 300
Naples, Florida 34108
Telephone: 239-597-4500
July 11, 18, 2025 25-02032H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CP-46898
SOUTH FORK III COMMUNITY ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
CORDEANIA EVONN KNOX,
SECRETARY OF VETERANS AFFAIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

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

Lot 91, SOUTH FORK TRACT Q PHASE 1, according to the Plat thereof as recorded in Plat Book 130, Pages 003-010, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11940 Sunburst Marble Road, Riverview, FL 33579.

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

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

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

Dated this 8th day of August, 2022.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
July 11, 18, 2025 25-02012H

FIRST INSERTION

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

CASE NO. 24-CA-003655
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2024, and entered in 24-CA-003655 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-11 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEARL BELLAMY, DECEASED; TUNDRA LAMAR; VERA T. SPENCER 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 July 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, IN BLOCK 16 OF MADISON PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 24-CP-002094
IN RE: MARY ANN MORDEN Deceased.

The administration of the estate of MARY ANN MORDEN, deceased, whose date of death was May 16, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 24-CP-002094; 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 the 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 July 11, 2025.

Petitioner
JULIA L. MARTIN
3300 West Villa Rosa Street
Tampa, FL 33611
Attorneys for Petitioner
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
July 11, 18, 2025 25-01996H

THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 1204 W BALL ST, PLANT CITY, FL 33563
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@tjjud13.org.

Dated this 8 day of July, 2025.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
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: fmail@raslg.com
23-148284 - MiM
July 11, 18, 2025 25-02022H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002112
IN RE: ESTATE OF ERIC FRANCIS ULLERSBERGER, aka ERIC F. ULLERSBERGER Deceased.

The administration of the estate of ERIC FRANCIS ULLERSBERGER, also known as ERIC F. ULLERSBERGER, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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: July 11, 2025.

LYNN S. BERGER
Personal Representative
768 Koch Peak Avenue
Washington Township, NJ 07676
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
July 11, 18, 2025 25-01988H

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 120890_V5

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 11-CA-015966
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1,
Plaintiff, v.
TARYA A. TRIBBLE, ET AL., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 16, 2025 entered in Civil Case No. 11-CA-015966 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SD1, Plaintiff and TARYA A. TRIBBLE; LAKE ST. CHARLES MASTER ASSOCIATION INC. 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 August 12, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 26, BLOCK 1, LAKE ST. CHARLES, UNIT 6, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 11-1 THROUGH 11-4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6940 Free-

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-005385
FLAGSTAR BANK, N.A., Plaintiff, v.
DARRICK HARRIS A/K/A DARRICK ANTHONY HARRIS, et al., Defendants.

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 6, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 5, Block 29, Broadway Centre Townhomes, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 236 through 243, inclusive, of the Public Records of Hillsborough County, Florida.
Property Address: 2135 Lennox Dale Lane, Brandon, FL 33510

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

port Road, Riverview, FL 33569
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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 Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: M140368
July 11, 18, 2025 25-02015H

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.

SUBMITTED on this 3rd day of July, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 11, 18, 2025 25-01983H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
N THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION

CASE NO. 01-CA-002544
WASHINGTON MUTUAL BANK, FA,
Plaintiff, vs.
BRIAN M. GRAFTON; SYLVIA GRAFTON; UNKNOWN PARTY IN POSSESSION OF THE SUBJECT PROPERTY LOCATED AT 5842 BENT GRASS DRIVE, VALRICO, FLORIDA 33594,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 1, 2025 and entered in Case No. 01-CA-002544, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WASHINGTON MUTUAL BANK, FA is Plaintiff and BRIAN M. GRAFTON; SYLVIA GRAFTON; UNKNOWN PARTY IN POSSESSION OF THE SUBJECT PROPERTY LOCATED AT 5842 BENT GRASS DRIVE, VALRICO, FLORIDA 33594; 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 31, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 30, RIVER

HILLS COUNTRY CLUB PARCEL 19, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 36, 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 3rd day of July, 2025.
/s/Eric Knopp, Esq.
Bar. No.: 709921
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.: 10-22986 JPC
V6.20190626
July 11, 18, 2025 25-01982H

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.: 22-CA-004632 FIFTH THIRD BANK, N.A., Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GRADY WAYNE CAMPER; BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 N/K/A GARY CAMPER A/K/A GARY JAMES CAMPER; NICHOLAS CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER; RYAN CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER AND; 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 April 21, 2025 in Civil Case No. 22-CA-004632, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, FIFTH THIRD BANK, N.A is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; GRADY WAYNE CAMPER; BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC; UNKNOWN TENANT #1 N/K/A GARY CAMPER A/K/A GARY JAMES CAMPER; NICHOLAS CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER; RYAN CAMPER, A MINOR CHILD, IN THE CARE AND CUSTODY OF HIS FATHER AND; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL
FIRST INSERTION
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-010031 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2007-NC1, Plaintiff, vs. FRANCENE LUCILLE GRIVNA A/K/A FRANCENE GRIVNA A/K/A FRANCINE GRIVNA A/K/A FRANCENE B. GRIVNA A/K/A FRANCENE L. GRIVNA; UNKNOWN SPOUSE OF FRANCENE LUCILLE GRIVNA A/K/A FRANCENE GRIVNA A/K/A FRANCINE GRIVNA A/K/A FRANCENE B. GRIVNA A/K/A FRANCENE L. GRIVNA; FRANCENE GRIVNA, TRUSTEE OF THE FRANCENE GRIVNA LIVING TRUST DATED MARCH 2011; FRANCENE L. GRIVNA, TRUSTEE OF THE FRANCENE L. GRIVNA LIVING TRUST DATED SEPTEMBER 2017, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 30, 2025, and entered in Case No. 24-CA-010031 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Asset Backed Funding Corporation Asset-Backed Certificates, Series 2007-NC1, is Plaintiff and Francene Lucille Grivna a/k/a Francene Grivna a/k/a Francine Grivna a/k/a Francene B. Grivna a/k/a Francene L. Grivna; Unknown Spouse of Francene Lucille Grivna a/k/a Francene Grivna a/k/a Francine Grivna a/k/a Francene B. Grivna a/k/a Francene L. Grivna; Francene Grivna, Trustee of the Francene Grivna Living Trust dated March 2011; Francene L. Grivna, Trustee of the Francene L. Grivna Living Trust dated September 2017, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 3rd day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 9, BLOCK 7, OF WEST PARK ESTATES, UNIT #2, AC-

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 on September 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 21, BLOCK 9, BAY PORT COLONY PHASE III UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF, AS 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 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 3rd day of July, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.07.03 13:34:00-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1599-422B July 11, 18, 2025	25-01995H
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FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 29-2024-CA-007915 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES, Plaintiff, vs. CATHERINE M. HARVEY A/K/A CATHARINE HARVEY A/K/A CATHARINE M. HARVEY AND LEE F. HARVEY, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2025, and entered in 29-2024-CA-007915 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SE-
FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-002387 EF MORTGAGE LLC, Plaintiff, v. MUSHTAQ AHMAD; UNKNOWN SPOUSE OF MUSHTAQ AHMAD; CITY OF TAMPA, FLORIDA; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order dated June 9, 2025 entered in Civil Case No. 24-CA-002387 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein EF MORTGAGE LLC, Plaintiff and MUSHTAQ AHMAD; UNKNOWN SPOUSE OF MUSHTAQ AHMAD; CITY OF TAMPA, FLORIDA 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 August 13, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 450 AND THE EAST 5 FEET OF LOT 451, NORTH PARK ANNEX, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 46, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 307 W Jean
FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-CA-004327 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MARY F. JACKSON; LATOYA DENISE FRANKLIN; RUDY FRANKLIN; CASSANDRA TASHUNDA FRANKLIN; UNKNOWN SPOUSE OF MARY F. JACKSON; UNKNOWN SPOUSE OF CASSANDRA TASHUNDA FRANKLIN; AQUA FINANCE INC.; SOUTHSORE BAY HOMEOWNERS ASSOCIATION, INC. A/K/A SOBELLA MASTER COMMUNITY ASSOCIATION, INC; SOUTHSORE BAY CLUB, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) To the following Defendant(s): LATOYA DENISE FRANKLIN (LAST KNOWN ADDRESS) 17038 WAVE TRESSLE PLACE WIMAUMA, FLORIDA 33598 RUDY FRANKLIN (LAST KNOWN ADDRESS) 17038 WAVE TRESSLE PLACE WIMAUMA, FLORIDA 33598 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 15, BLOCK 11, FOREST BROOKE PHASE 3C, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 9 THROUGH 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 17038 WAVE TRESSLE PLACE, WIMAUMA, FLORIDA 33598 has been filed against you and you are

CURITIES TRUST 2006-1, MORTGAGE BACKED NOTES is the Plaintiff and CATHERINE M. HARVEY A/K/A CATHARINE M. HARVEY A/K/A CATHARINE HARVEY; LEE F. HARVEY; UNKNOWN SPOUSE OF LEE F. HARVEY; DONNA LAMAR; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE 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 July 31, 2025, the following described property as set forth in said Final Judgment, to wit: LOT BEGINNING AT THE INTERSECTION OF THE EAST BANK OF CANAL AND THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 22 EAST, THENCE RUN WEST 135 FEET, SOUTH 330 FEET, EAST MORE OR LESS TO THE EAST BANK OF CANAL AND NORTHERLY ALONG CANAL TO THE BE-	Street, Tampa, FL 33604 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. 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: fltrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02310892-JMV July 11, 18, 2025
	25-02017H

FIRST INSERTION	
GINNING, LESS ROAD RIGHT OF WAY; ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. Property Address: 809 E ALSO-BROOK ST, PLANT CITY, FL 33563 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@fjud13.org Dated this 7 day of July, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 24-222792 - NaC July 11, 18, 2025 25-02020H
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22-CA-010360 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1, Plaintiff, vs. CYNTHIA CORNIEL AND MISAEAL CORNIEL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 05, 2023, and entered in 22-CA-010360 of the Circuit Court of the THIRTEENTH 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 FOR LEGACY MORTGAGE ASSET TRUST 2020-SL1 is the Plaintiff and CYNTHIA CORNIEL; MISAEAL CORNIEL; FIFTH THIRD BANK, NATIONAL ASSOCIATION A/K/A FIFTH THIRD BANK (TAMPA BAY) 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 July 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 54, BLOCK 1, NORTH LAKES, SECTION C, UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 51, PAGE 52 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 2718 MID-TIMES DRIVE, TAMPA, FL	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 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@fjud13.org Dated this 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-027333 - NaC July 11, 18, 2025 25-02021H
FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-008287 KIAVI FUNDING, INC., Plaintiff, v. LIMANS 024 LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; PARALLAX BUILDING, INC.; ANTON CVENGROS; LIMITLESS DEAL FUNDING LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 20, 2025 entered in Civil Case No. 24-CA-008287 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and LIMANS 024 LLC, a Florida Limited Liability Company; JEFFREY ROSE, an Individual; PARALLAX BUILDING, INC.; ANTON CVENGROS; LIMITLESS DEAL FUNDING LLC 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 August 11, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 20, BLOCK 4, MARJORY B. HAMNER'S RENMAH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE(S) 118, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 1740 West	Powhatan Ave, Tampa, FL 33603 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: fltrealprop@kelleykronenberg.com /s/ Jordan Weinstein Jordan Weinstein, Esq. FBN: 1039538 File No: 3843.000080 July 11, 18, 2025 25-02016H

ACTIONS / SALES

FIRST INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CC-020955 CITRUS KNOLL TAMPA MHP LLC, Plaintiff, vs. TRACY LEE MARTINEZ and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. Tracy Lee Martinez 12907 Citrus Knoll Circle Lot No. 17 Thonotosassa, Florida 33592 YOU ARE NOTIFIED that a Declaratory Action as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at: 12907 Citrus Knoll Circle Lot No. 17 Thonotosassa, Florida 33592 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 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE 7/28/2025 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 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. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. 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. 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. WITNESS Victor D. Crist, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Hillsborough County, Florida. Dated: 6/20/2025 VICTOR D. CRIST Hillsborough County Clerk of Court (SEAL) By: JENNIFER TAYLOR Deputy Clerk Brian C. Chase, Esq., Plaintiff's attorney, 1313 North Howard Avenue, Tampa, Florida 33607 Jul. 11, 18, 25; Aug. 1, 2025 25-02010H

FIRST INSERTION
NOTICE OF ACTION AND HEARING TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-003638 DIVISION: J IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF: A MINOR MALE CHILD. TO: Matthew Benjamin Fox or any known or unknown legal or biological father of the male child born on May 30, 2017, to Lisa Michelle Bergstrom, Current Residence Address: Unknown Last Known Residence Address: Unknown YOU ARE HEREBY NOTIFIED that a Petition for Adoption of Relative and Termination of Parental Rights has been filed by Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606, (813) 258-3355, regarding a minor male child born to Lisa Michelle Bergstrom on May 30, 2017, in St; Augustine, St. Johns County, Florida. The legal father, Matthew Benjamin Fox, is Caucasian, forty-three (43) years old, approximately 5'7" tall, weighs approximately 180 pounds, with buzzed-cut black hair and brown eyes, and tattoos on the face and arms. All other physical characteristics and his residence address are unknown and cannot be reasonably ascertained. Additionally, the identity and all physical characteristics and the residence address of any known or unknown legal or biological father are unknown and cannot be reasonably ascertained. There will be a hearing on the Petition for Adoption of Relative and Termination of Parental Rights on September 2, 2025, at 1:30 pm eastern time, before Judge Robert Bauman at the George E. Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 403, Tampa, Florida 33602. The Court has set aside fifteen minutes for the hearing, which will be held via Zoom at the following link: https://zoom.us/j/8207378005. The grounds for termination of parental rights are those set forth in Fla. Stat. § 63.089. You may object by appearing at the
hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court. If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355, and file the original response or pleading in the Office of the Clerk of the Circuit Court of Hillsborough County, Florida, 800 East Twiggs Street, Tampa, Florida 33602, (813) 276-8100, on or before August 11, 2025, a date which is not less than 28 nor more than 60 days after the date of first publication of this Notice. UNDER § 63.089, FLA. STAT., FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at Tampa, Hillsborough County, Florida on July 9, 2025. VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: JENNIFER TAYLOR Deputy Clerk Petitioner's attorney, Tate Healey Webster, 418 West Platt Street, Suite B, Tampa, Florida 33606-2244, (813) 258-3355 Jul. 11, 18, 25; Aug. 1, 2025 25-02031H

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-001782 Division C SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. KENNETH TASCHNER AKA KENNETH ALAN TASCHNER, SINEERAT TASCHNER, et al. Defendants. TO: KENNETH TASCHNER AKA KENNETH ALAN TASCHNER LAST KNOWN ADDRESS 51 S 48TH ST MEZA, AZ 85206 920 PEREGRINE HILL PL. RUSKIN, FL 33570 You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 63, HAWKS POINT PHASE S-2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 122, PAGE 13, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 920 PEREGRINE HILL PL., RUSKIN, FL 33570 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 7/15/2025, (or 30 days from
the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602. otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated: June 9, 2025. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (SEAL) By: Jennifer Taylor Deputy Clerk 011150/2529178/and July 11, 18, 2025 25-01976H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 23-CA-017548 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff, vs. YOUSEF Y. YOUSEF A/K/A YOUSEF YOUSEF AND TAMAM YOUSEF, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 15, 2025, and entered in 23-CA-017548 of the Circuit Court of the THIRTEENTH 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 FOR RCF2 ACQUISITION TRUST is the Plaintiff and YOUSEF Y. YOUSEF A/K/A YOUSEF YOUSEF; TAMAM YOUSEF; LAKE WOODBERRY HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on July 30, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 4, WOODBERRY PARCEL B AND C PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 91, PAGE 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 723 ERIK LAKE RD, BRANDON, FL 33510
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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated this 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: [S]Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-147089 - NaC July 11, 18, 2025 25-02023H

FIRST INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-006162 LOAN FUNDER LLC, SERIES 39628, Plaintiff, vs. BRIDGEPORT PROPERTIES LLC, a Florida Limited Liability Company; ANGEL SANTOS; ALL UNKNOWN TENANTS AND PERSONS IN POSSESSION, Defendants. TO: BRIDGEPORT PROPERTIES LLC, a Florida Limited Liability Company Last Known Address: 227 S Plank Road #1720, Newburgh, NY 12550 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: LOT 15, BLOCK 2, SUN CITY CENTER UNIT 155 PHASE 1, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 72, PAGE 54, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property address is commonly known as: 1707 Tremont Court, Sun City Center, FL 33573 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 12574 Flagler Center Blvd., Suite 101, Jacksonville, FL 32258, on or before 6/3/2025, or within thirty
(30) days after the first date of publication in The Business Observer (which-ever 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 Court address is 800 E. Twiggs St., 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@fjud13.org THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS WITNESS my hand and the seal of this Court this 28 day of April 2025. CLERK OF THE COURT VICTOR CRIST (SEAL) By: JENNIFER TAYLOR As Deputy Clerk TIFFANI N. BROWN, ESQ. Florida Bar No. 1008812 Tiffani N. Brown Law, PLLC 12574 Flagler Center Blvd. Suite 101 Jacksonville, FL 32258 Phone: (850) 312-1323 tbrown@tmbrownlaw.com July 11, 18, 2025 25-02011H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-000808 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. TRAVIS DEAN BUEHLER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2025, and entered in 25-CA-000808 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and TRAVIS DEAN BUEHLER; SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.; SUNNOVA TE MANAGEMENT LLC 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 July 29, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 15, BLOCK 10, SOUTH POINTE, PHASE 3A THROUGH 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 12603 MID-POINTE 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 in accor-
dance 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated this 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: [S]Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-259882 - NaC July 11, 18, 2025 25-02024H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 22-CA-003575 SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRETT L. CLEMONS, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 02, 2025, and entered in 22-CA-003575 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the Plaintiff and BRETT
LEE CLEMONS JR.; UNKNOWN SPOUSE OF BRETT LEE CLEMONS JR.; THE UNITED STATES OF AMERICA; LAMBERT LAW OFFICES, PL are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on August 01, 2025, the following described property as set forth in said Final Judgment, to wit: PARCEL 1 - FOLIO #093601-2100 BEGINNING AT THE NORTH-WEST CORNER OF THE NW 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN THENCE S 00 DEG 40'58" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 22 EAST, A DISTANCE OF 1,336.48 FEET TO A POINT OF BEGINNING, RUN THENCE N 89 DEG 16'37" E 553.48 FEET TO A POINT WHICH IS 25 FEET NORTH A SET CAPPED IRON ROD;
THENCE S 00 DEG 46'29" W 329.82 FEET; THENCE S 89 DEG 14'53" W 552.99 FEET TO THE WEST LINE OF THE NW 1/4 OF SAID SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN THENCE N 00 DEG 40'58" E ALONG SAID WEST LINE 330.09 FEET TO THE POINT OF BEGINNING; SUBJECT TO AND RESERVING UNTO THE GRANTORS A NON-EXCLUSIVE EASEMENT IN COMMON WITH THE GRANTORS; THEIR HEIRS AND ASSIGNS AND OTHERS, OVER AND ACROSS THE WEST 40 FEET THEREOF AND OVER AND ACROSS THE NORTH 25 FEET THEREOF, LESS THE WEST 25 FEET, HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A 1989 FLEETWOOD SUN POINT DOUBLEWIDE MOBILE HOME WITH VIN NUMBERS FLFLK32A11046ST AND FLFLK32B11046ST. PARCEL2-
FOLIO# 093601-2000 TRACT BEGINNING SOUTH 00 DEG 40'58" WEST 1,336.73 FEET OF THE NORTHWEST COMER OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN NORTH 89 DEG 16'37" EAST 659.99 FEET; THENCE SOUTH 00 DEG 40'58" WEST 330.52 FEET; THENCE SOUTH 89 DEG 14'20" WEST 660 FEET, THENCE NORTH 00 DEG 40'58" EAST 330.95 FEET TO THE POINT OF BEGINNING LESS THAT TRACT DESCRIBED AS FOLLOWS COMMENCE AT THE NORTHWEST COMER OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, RUN SOUTH 00 DEG 40'58" WEST 1,336.48 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 19 TO THE POINT OF BEGINNING, THENCE RUN NORTH 89 DEG 16'37" EAST 553.48 FEET, THENCE SOUTH 00 DEG 46' WEST 329.82 FEET, THENCE SOUTH 89
DEG 14'53" WEST 552.99 FEET, THENCE NORTH 00 DEG 40'58" EAST 330.09 FEET TO THE POINT OF BEGINNING Property Address: 9808 BRANTLEY ROAD, LITHIA, FL 33547 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated this 8 day of July, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: [S]Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-023634 - MaS July 11, 18, 2025 25-02025H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO: 22-CA-008096
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE ASSET
TRUST 2019-RPL3,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF RANDOLPH KERNON A/K/A
RANDOLPH L. KERNON A/K/A
RANDOLPH L. KERNON II;
KIMBERLY MARIE KERNON
A/K/A KIMBERLEIGH KERNON
JONES; RANDOLPH LEE
KERNON III; FLOYD JOSEPH
KERNON; BREA MAUREEN
KERNON; BARRETT MICHAEL
KERNON; RYAN AUSTIN
KERNON, MINOR, BY THEIR
NEXT FRIEND, JENNIFER
KERNON,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to an Order Granting Plaintiff's Motion
to Cancel the July 23, 2025 Fore-
closure Sale Date entered in Civil Case
No. 22-CA-008096 of the Circuit Court
of the 13TH Judicial Circuit in and for
Hillsborough County, Florida, wherein
U.S. BANK TRUST NATIONAL ASSO-
CIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR LEGACY MORT-
GAGE ASSET TRUST 2019-RPL3 is
Plaintiff and ESTATE OF RANDOLPH
KERNON, et al, are Defendants. The
Clerk, VICTOR D. CRIST, shall sell to
the highest and best bidder for cash at
Hillsborough County's On-Line Public
Auction website: [https://hillsborough.
realforeclose.com](https://hillsborough.realforeclose.com), at 10:00 AM on

October 01, 2025, in accordance with
Chapter 45, Florida Statutes, the fol-
lowing described property located in
HILLSBOROUGH County, Florida, as
set forth in said Uniform Final Judg-
ment of Foreclosure to-wit:
LOT 11 & 12, BLOCK B, ROB-
SON AND LOWMAN, AC-
CORDING TO THE MAP OR
PLAT THEREOF AS RECORD-
ED IN PLAT BOOK 18, PAGE
18 OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, 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 en-
large the time of the sale. Notice of the
changed time of sale shall be published
as provided herein.
If you are an individual with a dis-
ability who needs an accommodation in
order access court facilities or partici-
pate in a court proceeding, you are en-
titled, at no cost to you, to the provision
of certain assistance. Please contact the
ADA Coordinator, Hillsborough County
Courthouse, 800 E. Twiggs Street,
Room 604, Tampa, Florida 33602,
(813) 272-7040, at least seven (7) days
before your scheduled court appear-
ance 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 im-
paired, call 711.
Todd C. Drosky, Esq.
FRENKEL LAMBERT WEISS
WEISMAN & GORDON, LLP
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-095468-F00
July 11, 18, 2025 25-02026H

FIRST INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 25-DR-003693-DIV-C
IN RE: THE MARRIAGE OF
LOLITA BENITEZ,
Petitioner/Wife,
and
IOSE BENITEZ,
Respondent/Husband.
TO: JOSE BENITEZ
724 Parsons Pointe Street
Seffner, FL 33584
YOU ARE HEREBY NOTIFIED
that an action for Dissolution of Mar-
riage has been filed against you. You
are required to serve written defenses
to Wife's Petition for Dissolution of
Marriage to Wife's counsel, K. DEAN
KANTARAS, ESQUIRE, BCS, The
Law Office of K. Dean Kantaras, P.A.,
111 S. Albany Ave, #200, Tampa, FL
33606, attorneys @kantaraslaw.com,
julie@kantaraslaw.com.
A copy of such written defenses must
be served on the aforementioned coun-
sel on or before 8/7/2025, and the origi-
nal must be filed with the Hillsborough
County Clerk of Court at the 800 East
Twiggs Tampa, Florida 33602; or PO
Box 3450, Tampa, Florida 33601, be-
fore service on Wife's counsel or imme-
diately thereafter. IF YOU FAIL TO DO
SO, A DEFAULT MAY BE ENTERED
AGAINST YOU FOR THE RELIEF
DEMANDED IN THE PETITION.
Copies of all court documents in
this case, including orders, are avail-
able at the Hillsborough County Clerk
of Court's office. You may review these
documents upon request. You must
keep the Hillsborough County Clerk of
Court notified of your current address.
You may file a Notice of Current Ad-

dress, Florida Supreme Court Approved
Family Law Form 12.915, Future papers
in this lawsuit will be mailed to the
address on record at the Clerk's office.
WARNING: Florida Family Law Rule
of Procedure 12.285 requires certain
automatic disclosure of documents and
information. Failure to comply can re-
sult in sanctions, including dismissal or
striking of pleadings.
IN ACCORDANCE WITH THE
AMERICANS WITH DISABILITIES
ACT, if you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Within seven (7) working days of your
receipt of this Notice of Action, please
contact the Administrative Office of the
Court, 800 E. Twiggs Street, Tampa, FL
33602, 813-272-7040 (phone), 800-
955-8771 (hearing impaired), 800-955-
8770 (voice impaired), ADA@tljud13.
org. The court does not provide trans-
portation and cannot accommodate for
this service. Persons with disabilities
needing transportation to court should
contact their local public transportation
providers for information regarding
disabled transportation services.
Dated: 7/2/2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk
K. DEAN KANTARAS, ESQUIRE,
BCS,
The Law Office of K. Dean Kantaras,
P.A.,
111 S. Albany Ave, #200,
Tampa, FL 33606,
attorneys@kantaraslaw.com,
julie@kantaraslaw.com.
Jul. 11, 18, 25; Aug. 1, 2025
25-02030H

FIRST INSERTION

Notice of Foreclosure Sale
NOTICE IS GIVEN that pursuant to
the Final Judgment of Foreclosure en-
tered on July 2, 2025, in Civil Action
No. 2024-CA-003896, of the Circuit
Court of the Thirteenth Judicial Circuit
in and for Hillsborough County, Flori-
da, in which the Plaintiff, U.S. BANK
TRUST COMPANY, NATIONAL AS-
SOCIATION, AS TRUSTEE FOR VE-
LOCITY COMMERCIAL CAPITAL
LOAN TRUST 2023-4, successor-in-
interest to VELOCITY COMMERCIAL
CAPITAL, LLC, a foreign limited li-
ability corporation, will sell to the high-
est and best bidder for cash at [http://
www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com)
at 10:00 am on the 4th day of August,
2025 for the real property located at:
Lots 7 and 10, Block 5, BANZA
BANZA SUBDIVISION, accord-
ing to the map or plat thereof as
recorded in Plat Book 2, Page 68,
Public Records of Hillsborough
County, Florida.
Address: 2927 Banza Street,
Tampa, Florida 33605-2769.
Parcel Id. No. A-07-29-19-4VJ-
000005-000070
Folio: 187668-0000
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 per-
son with a disability who needs any ac-
commodation 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 Co-
ordinator, Hillsborough County Court-
house, 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 3rd day of July 2025.
PAUL A. GIORDANO
Florida Bar No. (194190)
pgiordano@ralaw.com
Roetzel & Andress, Suite 1000
2320 First Street Suite 1000
Fort Myers, FL 33901-2904
Telephone: 239.337.3850
Attorneys for Plaintiff
July 11, 18, 2025 25-02006H

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.
292020CA007449A001HC
DIVISION: B
RF -Section I
AMOS FINANCIAL LLC,
Plaintiff, vs.
HATEM G. EID; 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
June 13, 2025, and entered in Case
No. 292020CA007449A001HC of the
Circuit Court in and for Hillsborough
County, Florida, wherein AMOS
FINANCIAL LLC is Plaintiff and
HATEM G. EID; 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](http://www.hillsborough.realforeclose.com), 10:00 a.m., on August 4, 2025 ,
the following described property as set
forth in said Order or Final Judgment,
to-wit:
THE EAST 60.40 FEET OF LOT
30 AND THE WEST 3.60 FEET
OF LOT 31, BLOCK 7, GANDY
GARDENS 2, ACCORDING
TO THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK 32,

PAGE 4, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS
AS UNCLAIMED. THE COURT, IN
ITS DESCRETION, MAY ENLARGE
THE TIME OF THE SALE. NOTICE
OF THE CHANGED TIME OF SALE
SHALL BE PUBLISHED AS PROVID-
ED 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 PROCEED-
ING, YOU ARE ENTITLED, AT NO
COST TO YOU, TO THE PROVISION
OF CERTAIN ASSISTANCE. TO
REQUEST SUCH AN ACCOMMO-
DATION, PLEASE CONTACT THE
ADMINISTRATIVE OFFICE OF THE
COURTS WITHIN TWO WORK-
ING DAYS OF THE DATE THE
SERVICE IS NEEDED: COMPLETE
THE REQUEST FOR ACCOMMO-
DATIONS FORM AND SUBMIT TO
800 E. TWIGGS STREET, ROOM
604 TAMPA, FL 33602. IF YOU
ARE HEARING IMPAIRED, CALL
1-800-955-8771, VOICE IMPAIRED,
CALL 1-800-955-8770 OR EMAIL
ADA@FLJUD13.ORG.
DATED July 8, 2025.
By: /s/ Gregg R. Dreilinger
Gregg R. Dreilinger, Esq
Florida Bar No. 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
3001-177546 / SM2
July 11, 18, 2025 25-02027H

Q&A

Q

How much do legal notices cost?

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

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

Q&A

Q

How much do legal notices cost?

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

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

Q&A

Q

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Q&A

Q

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.

Q&A

Q

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q&A

Q

How much do legal notices cost?

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

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

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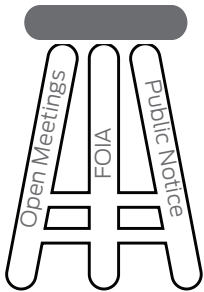
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The public is well-served by notices published in

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



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

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

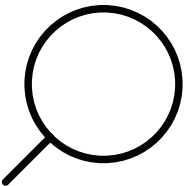


Citizens continue to learn about vital civic matters from newspaper notices.

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

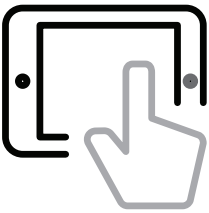
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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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
hillscclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

SUBSEQUENT INSERTIONS

--- SALES / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

117	Xavier Palmore	Household goods
210	Patrick Grant	Household goods
226	Maylovis Beltrán Salinas	Household goods
332	Norma Medina	Household goods
336	Emil Kuilan-Perez	Household goods
443	Tina Stephens	Household goods
536	DiermensonMazon Cezario	Household goods
527	Shawn Carter	Household goods

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
July 4, 11, 202525-01880H

--- ACTIONS / PUBLIC SALES ---

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Live Oak No. 2 Community Development District

The Board of Supervisors (the “Board”) of the Live Oak No. 2 Community Development District (the “District”) will hold a public hearing and a meeting on August 6, 2025, at 6:00 p.m. at the Live Oak Clubhouse located at 9401 Oak Preserve Boulevard, Tampa, Florida 33647.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting www.liveoakno2cdd.com, or may be obtained by contacting the District Manager’s office via email at Kristee.Cole@inframark.com or via phone at (813) 382-7355.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Brenden Crawford, District Manager
July 4, 11, 202525-01884H

--- ACTIONS / SALES ---

SECOND INSERTION

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

Case No.: #25 8650
Division: DIVISION I-P
Micaela Hull Connon, Petitioner and Jahvez Hamilton, Respondent.
TO: Jahvez Hamilton
Unknown

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Micaela Hull Connon, whose address is 3108 Marine Grass Drive Wimauma FL 33598, on or before 08/04/2025, and file the original with the clerk of this Court at 800 E Twiggs St Tampa FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk’s office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 06/27/2025.
CLERK OF THE CIRCUIT COURT (SEAL) By: Angel Waddell (Deputy Clerk)
July 4, 11, 18, 25, 202525-01905H

SECOND INSERTION

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

CASE NO.: 23-CC-107783
SUNRISE VILLAS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MARIA DEL PILAR GARCES, ET AL., Defendants.

Notice is hereby given that pursuant to an Order of a Final Judgment of Foreclosure in the above-captioned action, County Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell the property situated in Hillsborough County, Florida and the foreclosure sale will be conducted online at www.hillsborough.realforeclose.com and is described as:

The East 2.65’ of Lot 3 and the West 17.35’ of Lot 4, Block 2 of SUNRISE VILLAS OF TAMPA, according to the map or plat thereof recorded in Plat Book 55, Page 14, of the Public Records of Hillsborough County, Florida. Commonly referred to as: 3412 N. Sunrise Villas Court, Tampa, Florida 33614.

cash at 10 a.m., on the 22nd day of August 2025.

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

DATED this 1st Day of July, 2025.
STOCKHAM LAW GROUP, P.A.
George D. Root, III
Florida Bar #0078401
109 S Edison Avenue
Tampa, Florida 33606
E-Mail: groot@stockhamlawgroup.com
P:(813) 867-4455 / F: (813) 867-4454
Attorney for Plaintiff,
SUNRISE VILLAS
July 4, 11, 202525-01937H

at public sale, to the highest bidder for

THIRD INSERTION

NOTICE OF ACTION FOR: BREACH OF CONTRACT IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-010878
DIVISION: O
HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS a Florida corporation, Petitioner, v. RANDALL LOESCHNER, an individual, Respondent.

TO: RANDALL LOESCHNER
5115 Abisher Wood Lane
Brandon, Florida 33511

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS through its counsel, Mason A. Pokorny, Esq., ADAMS AND REESE LLP, whose address is 100 N. Tampa St., Ste. 4000, Tampa, Florida 33602, on or before 7/23/2025, a date within 28 days after first publication, and file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request.

Mason A. Pokorny
Florida Bar No. 106592
ADAMS AND REESE LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
Telephone: (813) 227-5518/
Fax: (813) 402-2887
Attorneys for Plaintiff
Jun. 27; Jul. 4, 11, 18, 25, 202525-01814H

THIRD INSERTION

NOTICE OF ACTION FOR: BREACH OF CONTRACT IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-010878
DIVISION: O
HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS a Florida corporation, Petitioner, v. RANDALL LOESCHNER, an individual, Respondent.

TO: RANDALL LOESCHNER
5115 Abisher Wood Lane
Brandon, Florida 33511

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS through its counsel, Mason A. Pokorny, Esq., ADAMS AND REESE LLP, whose address is 100 N. Tampa St., Ste. 4000, Tampa, Florida 33602, on or before 7/23/2025, a date within 28 days after first publication, and file the original with the clerk of this Court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601 before service on HOLLANDER EXTERIORS, INC., d/b/a WEATHER TITE WINDOWS or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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Victor D. Crist
As Clerk of the Court (SEAL) By: /s/ Jennifer Taylor As Deputy Clerk
P.O. Box 3360
Tampa, FL 33601
800 E. Twiggs St., Room 101
Tampa, FL 33602

PUBLISH YOUR LEGAL NOTICE

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

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

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

or email legal@businessobserverfl.com

FLORIDA’S NEWSPAPER FOR THE C-SUITE

Business Observer

1V20878_V14

--- ACTIONS / SALES / ESTATE / TAX DEEDS ---

THIRD INSERTION	THIRD INSERTION
NOTICE OF ADOPTION PROCEEDING - IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA Case No.: PR-2025-002013 TO: Jarrod Stefon Griffin, the Legal Father and any unknown father of JRG, a minor; whose whereabouts are unknown Please take notice that a Petition to adopt JRG a female born to Ashley Renee Hendrix on March 30, 2025 in Tampa, Hillsborough County, Florida has been filed in the Probate Court of Shelby County. As a notified party, you may appear in the adoption proceeding to contest or support the Petition for Adoption. Please be advised that if you intend to contest this adoption, you must file a written response within thirty (30) days from the last day this Notice of Adoption Proceeding is published with the attorney for said Petitioner, whose name and address is shown below, and with the Chief Clerk of the Shelby County Probate Court at P.O. Box 825, Columbiana, Alabama 35051. If you fail to respond within said thirty (30) days, the Court may construe that failure as an implied consent to the adoption and as a waiver of a right to appear and of further notice of the adoption proceedings. If the adoption is approved, your parental rights, if any, will be considered terminated. This the 13 day of June, 2025. Attorney: ROBERT M. ECHOLS ESQ. 4 OFFICE PARK CIRCLE SUITE 116 BIRMINGHAM, AL 35223 (205)870-3700 Jun. 27; Jul. 4, 11, 18, 2025 25-01857H	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.: 1804600000 File No.: 2025-532 Certificate No.: 2022 / 14341 Year of Issuance: 2022 Description of Property: MAC FARLANE PARK W 6 FT OF LOT 11 AND LOTS 12 AND 13 BLOCK 43 PLAT BK / PG : 2 / 82 SEC - TWP - RGE : 15 - 29 - 18 Name(s) in which assessed: 3217 PINE ST 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 (8/7/2025) 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 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01811H

SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA, PROBATE DIVISION CASE NO.: 25-CP-001971 DIVISION: A IN RE: THE ESTATE OF: JOHN HOKE STRICKLAND A/K/A JOHN H. STRICKLAND A/K/A JOHN STRICKLAND, Deceased. The administration of the Estate of JOHN HOKE STRICKLAND A/K/A JOHN H. STRICKLAND A/K/A JOHN STRICKLAND, 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 the Edgecombe Courthouse, 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 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, 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 July 4, 2025. DENISE M. CAWLEY, PR Personal Representative 6415 Walton Way Tampa, Florida 33610 KNOWLTON LAW FIRM, P.L. Horace A. Knowlton IV, Esq. HORACE A. KNOWLTON IV, Esquire Attorney for Personal Representative Florida Bar No.: 817945 14502 North Dale Mabry Highway Suite 200 Tampa, Florida 33618 813-253-3013 Knowltonlawfirmpl@gmail.com July 4, 11, 2025 25-01939H	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 29-2025-CP-001629-A001HC Division A IN RE: ESTATE OF WILBUR ROY RESCHLY Deceased. The administration of the estate of Wilbur Roy Reschly, deceased, whose date of death was February 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against 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 July 4, 2025. Personal Representative: Karen N. Reschly 6890 Evergreen Road Camilla, Georgia 31730 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com July 4, 11, 2025 25-01938H

SECOND INSERTION
AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTE' IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2022-CA-007177 DIVISION: F JMBA GROUP, LLP, Plaintiffs, vs. ANTHONY J. BROWN, UNKNOWN TENANT, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on February 27, 2023 and pursuant to an Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale entered on June 25, 2025 in the Circuit Court of Hillsborough County, Florida, Victor Crist, the Clerk of Court of Hillsborough County, Florida will sell the property situated in Hillsborough County, Florida, described as: Lot 28, Hunter's Green Parcel 18A, Phase I, according to the map or plat thereof, as recorded in Plat Book 71, Pages 23-a through 23-4, inclusive, of the Public Records of Hillsborough County, Florida Property address: 9318 Heritage Oak Ct., Tampa FL 33647 at public sale, to the highest bidder, for cash, on August 27, 2025 at 10:00am. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of his pendens, must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with disability who needs 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 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. /s/ Ivan Dimitrov Ivanov, Esq. Ivanov Wolf PLLC 3310 W. Cypress Street, Suite 206 Tampa FL 33607 Attorney for Plaintiff 813-563-6646 ¹ Amended solely to correct the name of the Clerk of Court, Hillsborough County to Victor Crist July 4, 11, 2025 25-01927H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-010443 Division: G ULTRA CUSTOM POOL DESIGNS LLC, a Florida Limited Liability Company, Plaintiff, v. CHERYL GUSTINIANO, Individually and as Trustee of The Cheryl Gustiniano Revocable Trust Dated April 9, 2018; UNKNOWN PARTY IN POSSESSION #1 n/k/a LINN EHRENSTROM JOHANSSON, UNKNOWN PARTY IN POSSESSION #2 n/k/a JONAS JOHANSSON, and ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS, Defendants. TO: ALL OTHER PARTIES CLAIMING BY, THROUGH, OR UNDER SAID DEFENDANTS. YOU ARE NOTIFIED that an action for foreclosure of a construction lien or equitable lien for the following property in Hillsborough County, Florida: Lot 11, Block 21, MAP OF VIRGINIA PARK, according to the plat thereof recorded in Plat Book 9, Page 2, of the Public Records of Hillsborough County, Florida Commonly known as 3924 W. Granada St., Tampa, FL 33629 has been filed against you; and you are required to: serve a copy of your written defenses, if any, to it on MICHAEL F. SINGER, ESQ., the Plaintiffs' attorney, whose address is 403 N. Howard Avenue, Tampa, Florida 33606, by 8/4/25 or (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED on 6/27/2025 Victor D. Crist As Clerk of the Court (SEAL) By Jennifer Taylor As Deputy Clerk The Clerk of Court address: 800 E. Twiggs St., Room 101 Tampa, FL 33602 MICHAEL F. SINGER, ESQ., the Plaintiffs' attorney, 403 N. Howard Avenue, Tampa, Florida 33606 July 4, 11, 18, 25, 2025 25-01932H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-003976 GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLCI, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DECEASED, et al., Defendants. TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DECEASED Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property located in Hillsborough County, Florida: THE WEST 105.8 FEET OF THE EAST 640.8 FEET OF THE NORTH 55 FEET OF THE SOUTH 261 FEET ON THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 18, EAST, HILLSBOROUGH COUNTY, FLORIDA PLAT BOOK 4, PAGE 24. PREMISES MORE COMMONLY KNOWN AS 2507 N. GLEN AVE, TAMPA, FLORIDA 33607 BEING THE SAME PROPERTY CONVEYED TO VINCENT J NASELLI, JR. AND ANA VILLEGAS, BOTH SINGLE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED DATED APRIL 22, 1996 AND RECORDED ON MAY 15, 1996 IN OFFICIAL RECORDS BOOK 8149 AT PAGE 432 OF HILLSBOR-

SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CC-46778 SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MEIYI LI and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, the Clerk of Court, Victor Crist, will sell all the property situated in Hillsborough County, Florida described as: Lot 174, SOUTH FORK TRACT V PHASE 2, according to the Plat thereof as recorded in Plat Book 137, Page 104, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 13352 Willow Bluestar Loop, Riverview, FL 33579. at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on August 8, 2025. 25-01922H

SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-004889 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs. NANCY DIAZ, et. al. Defendant(s). TO: NANCY DIAZ, UNKNOWN SPOUSE OF NANCY DIAZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 31 OF DIAMOND HILL PHASE 1B UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before AUG - 4 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court at Hillsborough County, Florida, this day of JUN 27 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Marquita Jones DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-273097 July 4, 11, 2025 25-01902H

SECOND INSERTION
OUGH COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon. Property Address: 2507 N GLEN AVE, TAMPA, FL 33607 (the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before July 29, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed 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. WITNESS my hand and seal of this Court at Hillsborough, Florida on this 23 day of June, 2025. VICTOR D. CRIST HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk The Clerk of Court address is 800 E. Twiggs St., Room 101 Tampa, FL 33602 HARRIS S. HOWARD, ESQ., HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 July 4, 11, 2025 25-01933H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

W101084

PUBLISH YOUR LEGAL NOTICE

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

• We offer an online payment portal for easy credit card payment

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

FLORIDA'S NEWSPAPER FOR THE BUSINESS

Business Observer

W208308, V10

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

SECOND INSERTION
Public Notice Effective June 9, 2025, Oscar Velez-Holvino, MD, will no longer be providing care at Optum.

Patients of Dr. Velez-Holvino may continue care at Optum – Bloomingdale.

Patients can obtain copies of their medical records at: Optum – Bloomingdale 1291 Bloomingdale Ave Valrico, FL 34221 Phone: 1-813-653-1880 Fax: 1-813-654-2778

July 4, 11, 18, 25, 2025	25-01885H
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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.storage-treasures.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 July 16, 2025 @ 10:00 AM.

A-3 C-1 F-14 I-9 M-6 O-5	Riki Johnson Rickwalt Bruce Jones Bruce Jones Michael Ponder Hosea Green Deandre Turner
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July 4, 11, 2025	25-01928H
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SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE HILLSBOROUGH JUDICIAL CIRCUIT IN AND FOR THIRTEENTH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-001024 IN RE: ESTATE OF EDWARD F HAUSER, DECEASED.

The administration of the Estate of Edward F Hauser, deceased, whose date of death was 2/13/2025, Case Number 25-CP-001024, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of first publication of this notice is the 4 day of July 2025.

Personal Representative: Christopher Hauser a/k/a Chris Hauser, 711 N. Evers St Plant City, FL 33563 Attorney for Personal Representative: RACHAEL ALEXANDER, ESQ. Florida Bar Number: 1031888 Counsel for Personal Representative Law Office of Elizabeth Devolder, PLLC. 5383 Primrose Lake Circle, Suite C Tampa, FL 33647 (813) 319-4550 (Tel) (813) 319-4550 (fax) rachael@elizabethdevolder.com casemanager@elizabethdevolder.com July 4, 11, 2025	25-01907H
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NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-002069 IN RE: ESTATE OF HIROKO CHERRY, DECEASED.

The administration of the estate of HIROKO CHERRY, deceased, whose date of death was April 11, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIRD INSERTION
AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 251-CA-1011 DIVISION: O BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR., Defendant. TO: JOHNNY L. ADKINS, JR. 611-613 Calhoun Avenue Seffner, Florida 33584

YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before July 23, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress Blvd Riverview, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.self-storageauction.com on 7/24/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

Unit # A016	Elijah Doerr
Unit # A026	Priscilla Maria Lovette
Unit # A224	Mykasia Carey
Unit # A234	Anthony Dopson
Unit # A247	Derrick Matis
Unit # A257	April Tucker
Unit # A336	Jontrell Smith
Unit # B193	Valarie Chatman
Unit # B239	Norbelis Sanchez
Unit # B267	Ciara Williams
Unit # C030	Shawdell Folks
Unit # D147	Tiffany McNeill

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

July 4, 11, 2025	25-01881H
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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.: 1160430056 File No.: 2025-514 Certificate No.: 2022 / 10646 Year of Issuance: 2022 Description of Property: KINGSTON COURT VILLAS UNIT 212 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG : 20 / 80 SEC - TWP - RGE : 21 - 29 - 18 Name(s) in which assessed: CHARLES W CALLHAN

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 (8/7/2025) 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 6/20/2025	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025
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25-01809H

SECOND INSERTION

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 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 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

against you for the relief demanded in the complaint or petition. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602..

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

DATED on 6/18/2025	Victor D. Crist Clerk of the Court (SEAL) By: Jennifer Taylor Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025
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25-01822H

SECOND INSERTION

Bedding, Boxes, Furniture, Lamps, Tools
Bedding, Clothing, Furniture
Clothing, Dishes, Furniture
Boxes, Furniture
Electronics, Lamps, Sports
Boxes, Clothing, Furniture, Toys
Appliances, Furniture
Bedding, Furniture
Bedding, Boxes, Totes, Furniture
Frames, Boxes, Bags, Totes
Boxes, Bags, Furniture, Sports
Boxes, Totes, Toys

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.: 0218420000 File No.: 2025-509 Certificate No.: 2022 / 1935 Year of Issuance: 2022 Description of Property: INGLEWOOD PARK ADDITION NO 1 LOTS 8 9 AND 10 BLOCK 4 PLAT BK / PG : 12 / 93 SEC - TWP - RGE : 12 - 28 - 18 Name(s) in which assessed: PAIKER PROPERTIES LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) 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 6/20/2025	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025
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25-01807H

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 July 4, 2025.

Personal Representative: Janet Lea Van Buren 13660 Artesa Bell Drive Riverview, FL 33579 Attorney for Personal Representative: Lama Alqasemi BATTAGLIA, ROSS, DICUS & McQUAID, P.A. 5858 Central Ave., St. Petersburg, FL 33707 (727) 381-2300 FBN: 1024651 Primary Email: lalqa@brdwlaw.com Secondary Email: mflah@brdwlaw.com July 4, 11, 2025	25-01940H
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SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 07/18/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 REGNT mobile home bearing vehicle identification number CR60124083, and all personal items located inside the mobile home. Last Tenant: Suzanne Vera and Victor Vera Rosado. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000. July 4, 11, 2025	25-01941H
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FOURTH 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-003385 Division: R
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IN RE: THE MATTER OF PAULINA DANIEL, Petitioner/Mother, and IVAN ORDONEZ AGUILAR, Respondent/Father.
TO: IVAN ORDONEZ AGUILAR

YOU ARE HEREBY NOTIFIED that a Petition to Establish Parenting Plan by Publication/Posting and for Related Relief 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 7/17/2025; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. Clerk of Court Address is 800 E. Twiggs St., Room 101, 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 of 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 11 day of June, 2025.

Clerk Name: VICTOR D. CRIST As clerk, Circuit Court Hillsborough County, Florida (Circuit Court 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 Jun. 20, 27; Jul. 4, 11, 2025	25-01783H
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SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
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CASE NO.: 25-CA-001781
U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES WMABS SERIES 2006-HE1, Plaintiff, vs.

ESTATE OF EARL MOORE, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EARL MOORE, DECEASED; LATESEA CASSANDRA MOORE; TONYA DENISE STARLING F/K/A TONYA DENISE MOORE; ANGELO D. MOORE; EARL MOORE, III; APOLEON CRAIG MOORE, SR.; JAMES ANTHONY PETERSON, JR.; JAYSON TAYLOR PETERSON; JADA RHENI PETERSON; CHRISTOPHER JASON MOORE; NOAH S. YOUNG; ESTATE OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED; ONEMAIN FINANCIAL GROUP, LLC; STATE OF FLORIDA DEPARTMENT OF REVENUE, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).
TO: JADA RHENI PETERSON (Current Residence Unknown) (Last Known Address(es))
1538 CREEKBEND DRIVE
BRANDON, FL 33510
122 KING BUCK DR
GASTON, SC 29053-9608
9200 DOUBLE R. BOULEVARD, #1
RENO, NV 89521
ESTATE OF EARL MOORE, DECEASED (Last Known Address)
11114 HANNAWAY DRIVE
RIVERVIEW, FL 33578

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.: 0850850000 File No.: 2025-510 Certificate No.: 2022 / 8611 Year of Issuance: 2022 Description of Property: N 100.07 FT OF S 200.14 FT OF NE 1/4 OF SW 1/4 OF SE 1/4 LESS R/W SEC - TWP - RGE : 11 - 29 - 21 Name(s) in which assessed: MANUEL REYNOSO GRASIELA FRANCO REYNOSO All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025
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25-01808H

SIXTH 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.
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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

SECOND INSERTION

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF EARL MOORE, DECEASED (Last Known Address)
11114 HANNAWAY DRIVE
RIVERVIEW, FL 33569
ESTATE OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED (Last Known Address(es))
134 WILLOW STREET
EAST BRUNSWICK, NJ 08816
25 BROAD STREET, APT. 16D
NEW YORK, NY 10004
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF PAMELA MICHELLE YOUNG F/K/A PAMELA MICHELLE MOORE, DECEASED (Last Known Address(es))
134 WILLOW STREET
EAST BRUNSWICK, NJ 08816
25 BROAD STREET, APT. 16D
NEW YORK, NY 10004
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address)
11114 HANNAWAY DRIVE
RIVERVIEW, FL 33569

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
THE SOUTH 254.5 FEET OF THE NORTH 1292.0 FEET OF THE WEST 100.0 FEET OF THE EAST 795.0 FEET OF GOVERNMENT LOT 4 OF SECTION 16, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
A/K/A: 11114 HANNAWAY DRIVE, RIVERVIEW, FL 33569.
has been filed against you and you are required to serve a copy of your written

defenses, if any, to, on or Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 7/30/2025, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org.

WITNESS my hand and the seal of this Court this 24 day of June, 2025.

VICTOR D. CRIST As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature JENNIFER TAYLOR Print Name if Deputy Clerk Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff 24-51162 July 4, 11, 2025	25-01951H
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SALES / ESTATE ---

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002038 IN RE: ESTATE OF KENNETH JAMES HYLE, JR., aka KENNETH J. HYLE, JR. Deceased.	
The administration of the estate of KENNETH JAMES HYLE, JR., also known as KENNETH J. HYLE, JR., deceased, whose date of death was October 14, 2023, 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. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 4, 2025.	
DONNA E. HYLE Personal Representative 11022 Running Pine Drive Riverview, FL 33569	
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: jriversa@hnh-law.com July 4, 11, 2025	25-01883H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001951 Division A IN RE: ESTATE OF LORI JEANNE BOIS, Deceased.	
The administration of the estate of LORI JEANNE BOIS, deceased, whose date of death was May 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025	
CAROL A. DAUGHERTY Personal Representative 1710 Wedge Court Sun City Center, FL 33573	
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 July 4, 11, 2025	25-01910H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-002151 IN RE: ESTATE OF VINCENT J GOAN, DECEASED.	
The administration of the estate of VINCENT J GOAN, 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 800 E. Twiggs St., Tampa, Florida 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 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221. 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 July 4, 2025.	
Patricia Goan 5858 Central Ave St. Petersburg, FL 33707 Attorney for Personal Representative: Lama Alqasemi, Esq. BATTAGLIA, ROSS, DICUS & McQUAID, P.A. 5858 Central Ave., St. Petersburg, FL 33707 (727) 381-2300 FBN: 1024651 Primary Email: lalqa@brdwlaw.com Secondary Email: bandr@brdwlaw.com July 4, 11, 2025	25-01911H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002122 Division U IN RE: ESTATE OF ANNIE LIZZIE PARKER, Deceased.	
The administration of the estate of ANNIE LIZZIE PARKER, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025.	
RICKY T. PARKER Personal Representative 125 Heritage Park Lane Mulberry, FL 33860	
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 July 4, 11, 2025	25-01892H

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO: 25-CP-001828 IN RE: ESTATE OF EMILY TWEED MCALISTER a/k/a EMILY MCALISTER, Deceased.	
The administration of the estate of EMILY TWEED MCALISTER a/k/a EMILY MCALISTER 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 Clerk of Court, Probate Division, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221. The date of first publication of this notice is July 4, 2025.	
CRAIG ALEXANDER BRANDT Personal Representative 1307 Canterbury Street Austin, TX 78702	
LORI VELLA, ESQ. Attorney for Personal Representative Florida Bar Number: 356440 Law Office of Lori Vella, PLLC 14502 N. Dale Mabry Hwy., Ste. 200 Tampa, FL 33618 Telephone: (888) 778-0063 E-Mail: attorneylori@lorivella.com July 4, 11, 2025	25-01882H

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 22-CA-004503 DIVISION: A JP MORGAN CHASE BANK, NATIONAL ASSOCIATION Plaintiff, -vs.- Manhattan Palms Association One, LLC; Hillsborough Realty 22 Trust; Mitchell S. Sprague a/k/a Mitchell Sprague; Barbara L. Sprague a/k/a Barbara Sprague; Lakeside Community Owners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 22-CA-004503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and Manhattan Palms Association One, LLC 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 August 11, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 111 OF LAKESIDE TRACT A1, ACCORDING TO THE PLAT THEREOF, AS RE-	
CORDED IN PLAT BOOK 93, PAGE 24, 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: metbbi@logs.com By: /s/ Lara Diskin FL Bar # 43811 For Michael L. Tebbi, Esq. FL Bar # 70856 22-326633 FCO1 CGG July 4, 11, 2025	25-01898H

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-008403 BELAUT PIERRE, Plaintiff, vs. KETTY PIERRE, ANNICK RATON, DARNELL RAMEAU, SOLEILA RAMEAU, JOLINA RAMEAU, and SAMUEL RAMEAU, Defendants. NOTICE IS HEREBY GIVEN that pursuant to an Order Rescheduling Partition Sale, dated June 26, 2025, and entered in case # 2024-CA-008403 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BELAUT PIERRE is the Plaintiff, and KETTY PIERRE, ANNICK RATON DRNELL RAMEAU, SOLEILA RAMEAU, JOLINA RAMEAU and SAMUEL RAMEAU are the Defendants. The Hillsborough County Clerk of the Circuit Court will sell the subject property at public sale with a minimum first auction bid of at least Fifty Thousand Dollars (\$50,000.00) to the highest bidder for cash on July 29, 2025, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted online at https://www.hillsborough.realforeclose.com The subject property is described as set forth in the said Order, to wit: Lot 2, Block 4, ALTMAN-COLBY SUBDIVISION, as per plat thereof, recorded in Plat Book 34, Page 63, of the Public Records of Hillsborough County, Florida. Parcel ID: A-17-28-19-44B-	
000004-00002.0 Physical address: 10003 N. 24th Street, Tampa, FL 33612 IF YOU ARE A 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, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THE CLERK REPORTS THE SURPUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIAMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. IMPORTANT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 26th day of June 2025. By: Robert Salta, FLORIDA BAR NO.: 1022665 Law Offices of Stephen K. Hachey, P.A. Attorney for Plaintiff 10521 Bloomingdale Ridge Riverview Florida 33578 July 4, 11, 2025	25-01897H

SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002118 Division: F FMJM RWL VI TRUST 2021-1, a Delaware Statutory Trust, Plaintiff, vs. INVESTMENT PROPERTY SERVICES OF TAMPA BAY, LLC, BARRY WYCHE, TIMOTHY HENLEY, HUNTER'S GREEN COMMUNITY ASSOCIATION, INC. and JOHN DOE, with said John Doe being a fictitious name signifying any unknown party(ies) in possession under unrecorded leases or otherwise, Defendants. Notice is hereby given pursuant to the final judgment/order entered on June 25, 2025, the above noted case, that the Clerk of Court of Hillsborough County, Florida will sell the following property situated in Hillsborough County, Florida described as: LOT 9, BLOCK1, HUNTER'S GREEN PARCEL 19 PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 45-1 THROUGH 45-4, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA COMMONLY KNOWN AS: 18110 COURTNEY BREEZ DRIVE, TAMPA, FL 33647 The Clerk of this Court shall sell the property to the highest bidder for cash, on August 27, 2025, at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida	
Statutes. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made by 12:00 p.m. the next business day. 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. ELLISON J LAZENBY /s/ Jason M. Ellison Jason M. Ellison FBN: 0040963 jellison@elattorneys.com 150 Second Avenue North, Suite 1770 St. Petersburg, FL 33701 admin2@elattorneys.com T: (727) 362-6151 Attorneys for Plaintiff July 4, 11, 2025	25-01887H

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. 23-CA-014684 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE HOLDERS OF THE RAAC SERIES 2007-SP3 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SP3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 01, 2025, and entered in 23-CA-014684 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE HOLDERS OF THE RAAC SERIES 2007-SP3 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-SP3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED DION, DECEASED; J'WANA DION; JAMAAL DION; CAPITAL ONE BANK (USA), NATIONAL ASSOCIATION; JULIE GODDARD, AS CURATOR OF THE ESTATE OF ALFRED DION, DECEASED; SHAMAR HALL; A.D., BY AND THROUGH HER NATURAL
GUARDIAN, PRECIOUS ROSS 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 July 21, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 4 AND 5, BLOCK 14, BELVEDERE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 44-B, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3915 W ARCH ST, TAMPA, FL 33607 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 27 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: fmail@raslg.com By: (S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-104402 - MIM July 4, 11, 2025 25-01916H

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. 23-CA-013118 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. GLORIA ZUNIGA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2024, and entered in 23-CA-013118 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and LAKE FANTASIA HOMEOWNERS ASSOCIATION, INC.; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PERRY D. PREVATT, DECEASED; GLORIA ZUNIGA; BARBARA GARCIA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FLORIDA; SANDRA A. HERZOG; GLORIA ZUNIGA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWIN H. JACKSON, DECEASED 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 July 24, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 161 AND 162, LAKE FANTASIA, PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 29, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME, YEAR: 2002, MAKE: JACO, MODEL NAME OR MODEL NO: 7561-675, SERIAL NUMBER: JACFL23079A, JAC-FL23079B & JACFL23079C, WHICH IS PERMANENTLY
AFFIXED TO AND FORMS A PART OF THE REAL PROPERTY DESCRIBED HEREINABOVE, AS SET FORTH IN DOCUMENT RECORDED ON 06/09/2020, IN INSTRUMENT 2020231412. Property Address: 8512 FANTASIA PARK WAY, RIVERVIEW, FL 33578 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 27 day of June, 2025. By: (S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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: fmail@raslg.com 23-113341 - NaC July 4, 11, 2025 25-01914H

SECOND INSERTION
SUMMONS (CITACION JUDICIAL) The name and address of the court is: (El nombre y direccion de la corte es): West Justice Center 8141 13th Street Westminster, CA 92683 CASE NUMBER: (Numero del Caso): 30-2025-01451454-CU-BC-WJC Assigned for all purposes: Judge Richard Lee NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): MARCUS EUGENE ALTON CLARK AKA MARCUS EUGENE CLARK; PATRICIA CLARK AKA PATRICIA JOHNSON CLARK; and DOES 1-20 YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE): DIVERSITAS HOLDINGS LLC 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. iAVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte pu-
ede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 DIAS 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 llame 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 corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar 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 desear el caso. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Anish King (SBN 355771), Wright Law Group, PLLC, 1110 N Virgil Ave., Suite 90003 Los Angeles, CA 90029, 310-341-4552 DATE (Fecha): 01/03/2025 DAVID H. YAMASAKI, Clerk of the Court Clerk (Secretario), by M. Diaz, Deputy (Adjunto) July 4, 11, 18, 25, 2025 25-01912H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-002372 SECTION # RF BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. FRESH START DEVELOPMENT, INC.; KATINA MCCLINGTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 04 day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 26, BLOCK 12, HILLSIDE UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 606 FOREST HILLS DR, BRANDON, FL 33510 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 25 day of June 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-03386 July 4, 11, 2025 25-01917H

SECOND INSERTION
AMENDED' NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-010318 Division: O GLH ENTERPRISES, LLLP, a Florida limited partnership, Plaintiff, v. JAMES CROWELL, JR., Defendant. Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered June 26, 2025, in the above entitled cause in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of the Circuit Court will sell the property located in Hillsborough County, Florida described as: A TRACT OF LAND IN GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 15; RUN THENCE SOUTH 89 DEGREES 19' 00" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 25.00 FEET; THENCE SOUTH, 23.90 FEET; THENCE SOUTH 16 DEGREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 00" WEST, 127.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 41' 54" WEST, 134.85 FEET TO A WITNESS CORNER; THENCE CONTINUE SOUTH 23 DEGREES 41' 54" WEST, 15.00 FEET MORE OR LESS TO THE WATERS EDGE OF THE ALAFIA RIVER; THENCE ALONG THE WATERS EDGE, NORTH 37 DEGREES 14' 54" WEST, 226.38 FEET; THENCE DEPARTING SAID WATERS EDGE, NORTH 73 DEGREES 56' 00" EAST, 104.80 FEET TO A WITNESS CORNER; THENCE CONTINUE NORTH 73 DEGREES 56' 00" EAST, 30.00 FEET; AND THENCE SOUTH 40 DEGREES 11' 00" EAST, 105.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH,
RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE SOUTH 89 DEGREES 19' 00" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 25.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23.90 FEET; THENCE SOUTH 16 DEGREES 51' 00" WEST, 199.80 FEET; THENCE NORTH 40 DEGREES 11' 00" WEST, 206.54 FEET; THENCE NORTH 16 DEGREES 51' 00" EAST, 29.80 FEET; THENCE SOUTH 40 DEGREES 11' 00" EAST, 156.06 FEET; THENCE NORTH 22 DEGREES 33' 00" EAST, 160.03 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 15; AND THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89 DEGREES 19' 00" EAST, 20.48 FEET TO THE POINT OF BEGINNING. Property Address: 4609 John Moore Road, Brandon, Florida 33511 at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com, beginning at 10:00 a.m. on July 28, 2025. 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, 801 East Twiggs Street, 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: June 27, 2025. For the Court: /s/ Patrick M. Mosley Patrick M. Mosley, Esq. Florida Bar No. 0033735 Sarah E. Gunn, Esq. Florida Bar No. 1050375 Hill Ward Henderson 101 East Kennedy Blvd., Suite 3700 Tampa, Florida 33602 Telephone: (813) 221-3900 Facsimile: (813) 221-2900 Email: patrick.mosley@hwhlaw.com Email: sarah.gunn@hwhlaw.com Email: tricia.elam@hwhlaw.com Counsel for Plaintiff ¹ This notice is being amended to correct the name of the clerk of the circuit court. 21119677v1 July 4, 11, 2025 25-01919H
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. 07-CA-007053 SAXON MORTGAGE SERVICES, INC., Plaintiff, vs. ANDRE MONTINA JR AND HEIDY L. RIVERA, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2008, and entered in 07-CA-007053 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SAXON MORTGAGE SERVICES, INC. is the Plaintiff and ANDRE MONTINA JR ; HEIDY L. RIVERA 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 July 21, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, BLOCK 5, EAGLEBOOK PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 6216 EAGLEBROOK AVE, TAMPA, FL 33625 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org Dated this 27 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: fmail@raslg.com By: (S/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 13-02286 - NaC July 4, 11, 2025 25-01915H



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

01/03/2025

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.: 1758640000 File No.: 2025-502 Certificate No.: 2022 / 14030 Year of Issuance: 2022 Description of Property: POWELL'S ADDITION LOT 8 AND W 40 FT OF LOT 9 BLOCK 15 PLAT BK / PG : 1 / 30 SEC - TWP - RGE : 17 - 29 - 19 Name(s) in which assessed: MAJEC REALTY HOLDINGS LLC All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (8/7/2025) 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 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01803H	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.: 1519310000 File No.: 2025-531 Certificate No.: 2021 / 12012 Year of Issuance: 2021 Description of Property: HANKINS' SUBURBAN HOMESITES REVISED N 79.25 FT OF LOT 2 PLAT BK / PG : 29 / 26 SEC - TWP - RGE : 33 - 28 - 19 Name(s) in which assessed: KATHLEEN G SMITH 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 (8/7/2025) 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 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01810H	THIRD INSERTION NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number: 24-DR-007107 IN RE: THE MARRIAGE OF: ELIAS AUEAD, Petitioner/Husband, and MAISEY AUEAD, Respondent/Wife. YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amal Masri Esq., Attorney for Petitioner, whose address is 16800 NW 2nd Ave. Ste. 309 N. Miami Beach, FL 33169 and file the original with the clerk of court on or before July 25, 2025 and file the original with the clerk of this court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, FL 33601, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition. 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 of pleadings. Dated 6/17/2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT By: JENNIFER TAYLOR Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01836H
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.: 0303875058 File No.: 2025-508 Certificate No.: 2022 / 2418 Year of Issuance: 2022 Description of Property: THE TAMPA RACQUET CLUB A CONDOMINIUM UNIT 131 TYPE 1/1 .003410 PERCENT OF OWNERSHIP OF COMMON AND LIMITED COMMON ELEMENTS PLAT BK / PG : 2 / 27 SEC - TWP - RGE : 33 - 28 - 18 Name(s) in which assessed: ESTATE OF OBDULIO HERNANDEZ YALAHA HOLDINGS 34639 LLC Ballard Green Trust 33511 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 (8/7/2025) 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 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01804H	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.: 0898960000 File No.: 2025-506 Certificate No.: 2022 / 9254 Year of Issuance: 2022 Description of Property: TRACT BEG 196.1 FT S AND 604.23 FT W OF NE COR OF SW 1/4 OF SE 1/4 AND RUN S 103.9 FT W 162.88 FT N 103.9 FT AND E 162.88 FT TO BEG LESS R/W FOR ROBINSON RD SEC - TWP - RGE : 22 - 28 - 15 Name(s) in which assessed: MARY JOYCE HILLHOUSE 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 (8/7/2025) 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 6/20/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01805H	THIRD INSERTION NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number: 24-DR-007107 IN RE: THE MARRIAGE OF: ELIAS AUEAD, Petitioner/Husband, and MAISEY AUEAD, Respondent/Wife. YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amal Masri Esq., Attorney for Petitioner, whose address is 16800 NW 2nd Ave. Ste. 309 N. Miami Beach, FL 33169 and file the original with the clerk of court on or before July 25, 2025 and file the original with the clerk of this court at 419 Pierce St., Rm # 125 Tampa, Florida 33602 or P.O. Box 989, Tampa, FL 33601, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition. 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 of pleadings. Dated 6/17/2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT By: JENNIFER TAYLOR Deputy Clerk Jun. 27; Jul. 4, 11, 18, 2025 25-01836H
SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002005 Division A IN RE: ESTATE OF DORIS C. LOSEY Deceased. The administration of the estate of Doris C. Losey, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The date of first publication of this notice is July 4, 2025. Personal Representative: Roberta A. Fanning 3939 Walnut Ave. Mailbox 250 Carmichael, California 95608 Attorney for Personal Representative: Myrna Serrano Setty, Esq. E-mail Addresses: mss@serranosetty.com, info@serranosetty.com Florida Bar No. 110636 The Law Firm of Myrna Serrano Setty, P.A. P.O. Box 145 Lutz, Florida 33548 Telephone: (813) 902-3189 July 4, 11, 2025 25-01949H	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-001989 IN RE: ESTATE OF NELSON CARABALLO, Deceased. The administration of the estate of NELSON CARABALLO, deceased, whose date of death was JANUARY 25, 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 must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The date of first publication of this notice is July 4th, 2025. Personal Representative Kendra Vanessa Greseth 4618 Wishart Blvd. Tampa, FL 33603 Attorney for Personal Representative Quikeef Simmons, CPA, Esq. E-Mail Addresses: qsimmmons@sblgp.com/ admin@sblgp.com Florida Bar No.1022482 Simmons Business Law Group, PLLC 401 E. Jackson Street Suite 3300 Tampa, FL. 33602 Telephone: (813) 701-2625/ Fax (813) 756-2587 July 4, 11, 2025 25-01950H	SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002005 Division A IN RE: ESTATE OF DORIS C. LOSEY Deceased. The administration of the estate of Doris C. Losey, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The date of first publication of this notice is July 4, 2025. Personal Representative: Roberta A. Fanning 3939 Walnut Ave. Mailbox 250 Carmichael, California 95608 Attorney for Personal Representative: Myrna Serrano Setty, Esq. E-mail Addresses: mss@serranosetty.com, info@serranosetty.com Florida Bar No. 110636 The Law Firm of Myrna Serrano Setty, P.A. P.O. Box 145 Lutz, Florida 33548 Telephone: (813) 902-3189 July 4, 11, 2025 25-01949H
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-007430 DIV B LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. THOMAS E. MCQUAIG, et al., Defendants. NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 4, 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 17, Block 7, FOREST BROOKE PHASE 2A, according to the plat as recorded in Plat	SECOND INSERTION Book 130, Pages 35 through 42, of the Public Records of Hillsborough County, Florida. Property Address: 5126 Jackel Chase Dr, 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 before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of	SECOND INSERTION Book 130, Pages 35 through 42, of the Public Records of Hillsborough County, Florida. Property Address: 5126 Jackel Chase Dr, 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 before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of