Public Notices

Business Observer

HILLSBOROUGH PAGES 17-40

PASCO PAGES 41-56

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 25 - JULY 31, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of FY 2025/2026 Meeting Schedule Hawk's Point Community Development District Exhibit A

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Hawk's Point Community Development District are scheduled to be held at 5:30 p.m. at the Hawk's Point Clubhouse, 1223 Oak Pond Street, Ruskin, Florida, as follows:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or (321) 263-0132 extension 398, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Vesta District Services at (321) 263-0132 extension 398 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Barry Jeskewich, District Manager
July 25, 2025 25-02162H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Nicholas Hafner, desiring to engage in business under the fictitious name of Hamilton and Carter Tampa Bay located at 5350 Bridge St, apt 1412, Tampa, FL 33611 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 25, 2025 25-02161H

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 Campaign Health Services located at 12191 W. Linebaugh Ave in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of July, 2025.
Andrew Wall
July 25, 2025 25-02176H

FIRST INSERTION

Fictitious Name Notice

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Miller Fence located at, 10810 Boyette Rd Riverview FL 33569, in the County of Hillsborough, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wimauma, Florida, this 17th of July, 2025.
Owner: Casie Miller
Ph 813-815-2983
July 25, 2025 25-02163H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/22/25 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585.

NAME: HERNANDEZ AUTO BODY SHOP LLC BMW 5UX43DP09R9T83434 14566.32/ HOND 1HGCY2F76RA037634 13688.02 TEL:813-697-1791 MV#: MV-107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614/ NAME: INTERSTATE AUTO TRADERS INC CADI 1GYS3BKL3NR218353 12837.51 TEL:813-697-1791 MV#: MV113526 LOCATION: 7606 E. BROADWAY AVE TAMPA, FL 33619/

July 25, 2025 25-02201H

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 Sprout & Root Publishing located at 6421 N. Florida Ave in the City of Suite D #1051, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of July, 2025.
Roberta Kirkland
July 25, 2025 25-02180H

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date August 15th 2025 @ 10:00 AM at each individual repair facility.

40956 2005 Cadillac VIN#: 1G6DW677850149577 Repair Facility: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt $3,633.56

July 25, 2025 25-02143H

FIRST INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 20th day of August, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Murray, Efia End Table, Pots, Tricycle, Bags, Boxes, Pillows, Electric Burner, TV, Mirror; Hollis, Monica Grill, Tires, Kids Bike, (3) TVs, Car Wheels, Dresser, Cube Organizer, Boxes, Toaster Oven, Totes, Bags; Broadnax, Darrell Coffee Table, Couch, Chair, Loveseat, Tables, Tables, Kitchen Chairs, Mattresses, Kitchen Table, Dressers, Mirror, Bags; Miranda, Casee Globe Decanter, Bags, Totes, Boxes, (3) Bicycles, Tree Stand, Folding Table, Funko Pop Characters, Golf Bag and Clubs, Misc. Items; Green, Taura Mattresses, Dresser, Totes, Boxes, Leaf Blower, Window Air Conditioner, Kids Toys, Misc. Household Items; Souder, James Extension Cords, Miter Saw, Storage Cart Rolling, Cedar Chest, Ceiling Fan, Misc. Items; Rodriguez, Raymond Cooler, Totes, Couch, Loveseat Sale is subject to cancellation in the event of settlement between owner and obligated party.

Jul. 25; Aug. 1, 2025 25-02144H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Macey McAleer / MACEY E. MCALEER, OD, INC will engage in business under the fictitious name Moderneyes Advanced Eyecare, with a physical address 3735 W Neptune St, Tampa, FL 33629, with a mailing address 7615 S Trask St, Tampa, FL 33616, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 25, 2025 25-02164H

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 Anthony Starr located at 382 NE 191st St #123536,Miami FL 33179, in the County of Hillsborough, in the City of Miami, Florida 33179 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 23rd day of 07, 2025.
Anthony Starr
July 25, 2025 25-02211H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Jefferson Tax located at 1110 N Florida Ave #204, 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 Hillsborough, Florida, this 17 day of July, 2025.
Jefferson Tax, LLC
July 25, 2025 25-02165H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of CORINNE RENEE BRITTON will, on August 6, 2025, at 10:00 a.m., at 216 Choo Choo Lane, Lot #216F, Valrico, Hillsborough County, Florida 33594; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1996 PALM MOBILE HOME, VIN: PH069976AFL, TITLE NO.: 0069588812, and
VIN: PH069976BFL, TITLE NO.: 0069588813
and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#3326-3617)
Jul. 25; Aug. 1, 2025 25-02191H

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 WESTSHORE PIZZA located at 1279 KINGSWAY RD in the City of BRANDON, Hillsborough County, FL 33510 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of July, 2025.
MU HOLDINGS LLC
MICHAEL ULIZIO
July 25, 2025 25-02149H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of CenExel Tampa FL located at: 15416 N. Florida Avenue, Suite 101 in the city of Tampa, FL 33613 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 23rd day of July 2025.

OWNER:
Forward Clinical Trials, LLC
15416 N. Florida Avenue, Suite 101
Tampa, FL 33613
July 25, 2025 25-02216H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 921387 from MidFlorida Credit Union in Sarasota County Parcel(s) 0072040123. Application received: 6/30/25. Proposed activity: Bank with Drive-thru. Project name: MidFlorida Credit Union Bee Ridge. Project size: 1.22 acres. Location: 4, Township 37 S, Range 18 E, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

July 25, 2025 25-02220H

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 Foundation Chiropractic located at 3959 Van Dyke Rd 194, in the County of Hillsborough, in the City of Lutz, Florida 33558 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lutz, Florida, this 22nd day of July, 2025.
BB WELLNESS, P.A.
July 25, 2025 25-02210H

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 Simply Slinky located at 400 N Tampa St Ste 1550 #738205, Tampa FL 33602, 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 18Th day of 07, 2025.
Oscar Operations LLC
July 25, 2025 25-02166H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 918248 from Stingray Chevrolet, LLC at 2002 N. Frontage Road. Plant City on Hillsborough County Folio(s) 203856-5900. Application received: May 16, 2025. Proposed activity: Collision Repair Building. Project name: Stingray Chevrolet Collision Center. Project size: 7.88 acres. Location: Section 22, Township 28 S, Range 22 E, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

July 25, 2025 25-02209H

FIRST INSERTION

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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.

The Board of Supervisors (the "**Board**") of Westchase Community Development District (the "**District**") will hold two (2) public hearings and a meeting on **Tuesday, August 5, 2025 at 4:00 p.m. at Maureen B. Gauzza Public Library, Community Room A, 11211 Countryway Boulevard, Tampa, Florida 33626.**

The purposes of the public hearings are to receive public comment and objections on the Fiscal Year 2025/2026 Proposed Final Budget, to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the proposed budget upon the lands located within the District, and to provide for the levy, collection, and enforcement of the non-ad valorem assessments. The public hearings are being conducted pursuant to Chapters 190 and 197, Florida Statutes. 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 Final Budget, preliminary assessment roll and/or the agenda for the meeting/hearings may be obtained from the offices of the District Manager located at 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida, 33544, Ph: (813)991-1140; email: mark.vega@inframark.com; (**"District Manager's Office"**). In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website https://www.westchasecdd.com at least two (2) days before the public hearing date.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They 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 or other electronic means.

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.

Mark Vega, District Manager
July 25, 2025 25-02140H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Riverbend West Community Development District

The Board of Supervisors (the **"Board"**) of the Riverbend West Community Development District (the **"District"**) will hold a public hearing and a meeting on Monday, August 18, 2025, at 6:00 p.m. at the SouthShore 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. 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.riverbendwestcdd.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.

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 25, 2025 25-02139H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Hidden Creek Community Development District (the **"District"**) will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 33578.

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.hiddencreekcdd.org 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 25, 2025 25-02137H

--- PUBLIC SALES ---

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Panther Trails Community Development District (the "**District**") will hold a public hearing and a meeting on August 14, 2025, at 530 p.m. at the Carriage Pointe Clubhouse, 1796 Ekker Road, Gibsonton, FL 33534.

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, or may obtained by contacting the District Manager's office via email 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.

Matt O'Nolan, District Manager
July 25, 2025 25-02135H

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 683.82 acres known as Lone Valley.

The project is located in Manatee, Hillsborough County, Section(s) 5,6, Township 33 South, Range 19 East. The permit applicant is Lennar Homes, LLC whose address is 4309 W Boyscout Blvd, Ste. 600. Tampa, FL 33607. The Permit No. is 42048654.000.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
July 25, 2025 25-02136H

FIRST INSERTION

NOTICE OF RULEMAKING FOR THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT (PARKING RULES)

In accordance with Chapters 120 and 190, Florida Statutes, the Varrea South Community Development District ("**District**") hereby gives the public notice of its intent to promulgate a rule entitled Rules Relating to Parking on District Property ("**Proposed Rule**"). The Proposed Rule number is PARKING-1. Prior notice of rule development was published in the Business Observer on July 18, 2025. A public hearing will be conducted by the Board of Supervisors of the District on August 27, 2025, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619, at 10:00 a.m.

The purpose and effect of the Proposed Rule is to provide for efficient and effective District operations for the benefit of District residents and the public. The Proposed Rule includes the District's right to impose a fine up to $1,000 plus attorney's fees for a violation of the Proposed Rule. The Proposed Rule may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule, please contact the District Manager c/o Wrathell, Hunt, and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, kantarzhia@whhassociates.com, (561) 571-0010.

The specific grant of rulemaking authority for the adoption of the Proposed Rule includes sections 120.54 and 190.011, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, 120.69, 190.012, 190.035 and 190.041, Florida Statutes. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearings, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Andrew Kantarzhi, District Manager
July 25, 2025 25-02141H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that ALPHA X OMEGA, LLC, OWNER, desiring to engage in business under the fictitious name of ABUNDANCE X WEALTH located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 25, 2025 25-02204H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that ALPHA X OMEGA, LLC, OWNER, desiring to engage in business under the fictitious name of THE WHITE HAT ALLIANCE located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 25, 2025 25-02205H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that ALPHA X OMEGA, LLC, OWNER, desiring to engage in business under the fictitious name of UMBRA PANTHERA located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 25, 2025 25-02206H

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 Campaign Healthcare located at 12191 W. Linebaugh Ave in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of July, 2025.
Andrew Wall
July 25, 2025 25-02181H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Tampa Palms Community Development District

The Board of Supervisors (the "**Board**") of the Tampa Palms Community Development District (the "**District**") will hold a public hearing and a meeting on August 13, 2025, at 6:00 p.m. at the Compton Park located at 16101 Compton Drive, 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.tpoa.net or may be obtained by contacting the District Manager's office via email at Patricia@AnchorstoneMgt.com or via phone at (407) 698-5350.

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.

Patricia Thibault, District Manager
July 25, 2025 25-02186H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Rivercrest Community Development District (the **"District"**) will hold a public hearing and a meeting on Monday, August 18, 2025, at 6:30 p.m. at the Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

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.rivercrestcdd.org at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at rmcgrath@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.

Richard McGrath, District Manager
July 25, 2025 25-02138H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT

CORRECTED NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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.

The Board of Supervisors (**"Board"**) for the Encore Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE:	August 14, 2025
TIME:	1:30 PM
LOCATION:	Ella at Encore 1210 Ray Charles Blvd. Tampa, Florida 33602

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 (**"FY 2026"**). The second public hearing is being held pursuant to Chapters 190, 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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Note, the previously published notice of the District's public hearings related to its FY 2026 Budget and O&M Assessments. This Notice is intended to replace that prior notice in full.

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 description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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 / Acres	EAU/ERU Factor	Proposed O&M Assessment
Affordable MF Rental (AFR)	575	0.40	230.49
Market Rate MF Rental (MRKR)	1561	0.50	288.12
Market Rate MF Condo (MRKC)	138	0.70	403.37
Hotel	227	0.70	403.37
Retail-Grocery	60,000	1,000.00	.58
Other Retail	83,047	1,250.00	.46
Office	43,884	1,500.00	.38

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County (**"County"**) Tax Collector on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

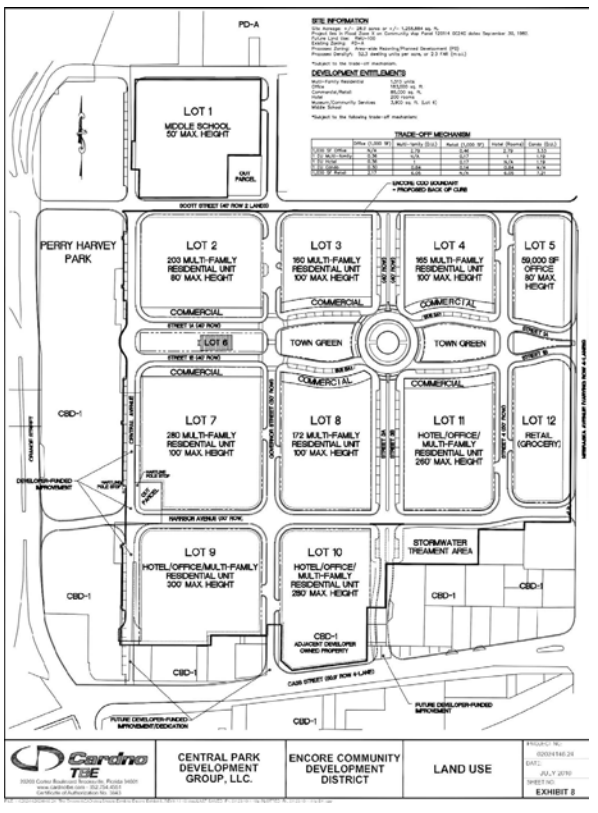
For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County 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 public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 533-2950 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://encorecdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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.



Stephanie DeLuna, District Manager
July 25, 2025 25-02212H

--- PUBLIC SALES / TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

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

Name(s) in which assessed:
JOHN J MARLEY
SUPOJ JIEM-NGERN

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Jul. 25; Aug. 1, 8, 15, 2025
25-02152H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-002452
IN RE: ESTATE OF JARED SPEIGHTS, SR., Deceased.

The administration of the Estate of JARED SPEIGHTS, SR., deceased, whose date of death was September 4, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 2612 Lindell Ave, Tampa FL 33610. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
LENQWANDA Q. BOONE,
3616 Chios Island Rd, APT 103,
Seffner, Florida 33584

Attorney for Personal Representative:
FLORIDA TRUST &
ESTATE COUNSEL
2605 Ponce de Leon Boulevard
Coral Gables, Florida 33134
Telephone: 305-441-7091
/s/ Michael V. Arroyave, Esq.
MICHAEL V. ARROYAVE, ESQ.
FBN 88540
Direct Email:
Michael@FTECounse.com
For Service of Documents only:
Service@FTECounsel.com
Jul. 25; Aug. 1, 2025 25-02169H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 08/23/25 at 08:00 AM the following vehicles(s) may be sold at public sale pursuant to Florida Statute 713.585.

NAME: VISBAL BODY SHOP INC
HYUN KM8K62AA9MU731837
10446.19/
TOYT 4T1B11HK9KU206748
9522.16/
MAZD JM1BPAJM5K1121180
11284.23/
FORD 1FAHP34N28W177427
7101.43 TEL: 813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/
NAME: TMT AUTO REPAIR LLC
AUDI WAUBFAFL5GN012931
4885.60 TEL:813-697-1791 MV#: MV109899 LOCATION: 6402 N NEBRASKA AVE, TAMPA, FL 33604/
NAME: OLD TIME LOGISTICS INC FRHT 3AKJGLBG6GSHB0505
12340.58 TEL:813-617-1791 MV#: MV111464 LOCATION: 1553 MCKAY BAY CT, TAMPA, FL 33619/

July 25, 2025 25-02200H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

Description of Property:
HICKORY HILL SUBDIVISION PHASE ONE LOT 1 BLOCK 4
PLAT BK / PG: 58 / 25
SEC - TWP - RGE: 35 - 28 - 20

Name(s) in which assessed:
ERIC LEE SPOONER

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Jul. 25; Aug. 1, 8, 15, 2025
25-02156H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0038130000
File No.: 2025-589
Certificate No.: 2023 / 393
Year of Issuance: 2023

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

Name(s) in which assessed:
CANTERA PROPERTIES LLC

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Jul. 25; Aug. 1, 8, 15, 2025
25-02151H

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Triple Creek Community Development District ("**District**") hereby gives notice of its intention to develop revised Amenity Rules and Rates to govern the operations of the District. The proposed rule number is 2025-1.

The revised Amenity Rules and Rates provide for efficient and effective District amenity operations by setting rates and rules to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed revised rules includes Sections 190.035(2), 190.011(5), and 120.54, and 120.81, Florida Statutes.

A copy of the proposed revised Amenity Rules and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Phone (813) 533-2950.

Matthew O'Nolan, District Manager
Triple Creek Community Development District
July 25, 2025 25-02213H

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Cory Lakes Community Development District

The Board of Supervisors (the **"Board"**) of the Cory Lakes Community Development District (the **"District"**) will hold a public hearing and a meeting on Thursday, August 21, 2025, at 6:00 p.m. at Cory Lake Beach Club located at 10441 Cory Lake Drive, 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 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 www.corylakescdd.net at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at larry@hikai.com or via phone at (813) 565-4663.

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.

ERU ASSMNT TYPE	Number of Units	O&M ERU	C.I. ERU	O&M Assmt per Unit, gross	Cachet Isles, gross	Total GF Assmt, gross
1 O&M 0 C.I.	904	904	-	$3,348.36	$-	$3,348.36
1 O&M 1 C.I.	13	13	13.00	$3,348.36	$48.27	$3,396.63
1 O&M 1.2 C.I.	36	36	43.20	$3,348.36	$57.93	$3,406.29
2 O&M 0 C.I.	4	8	-	$6,696.72	$-	$6,696.72
TOTAL	**957**	**961**	**56.20**			

*C.I. -Cachet Isles

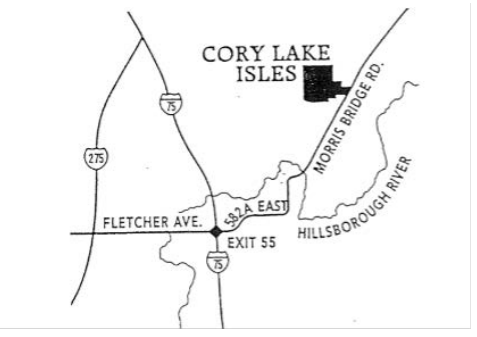
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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.



Larry Krause, District Manager
July 25, 2025 25-02197H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1731520000
File No.: 2025-588
Certificate No.: 2023 / 14601
Year of Issuance: 2023

Description of Property:
HOMESTEAD REVISED MAP W 120 FT OF LOT 2 BLOCK 6
PLAT BK / PG: 2 / 50
SEC - TWP - RGE: 07 - 29 - 19

Name(s) in which assessed:
PRO HOME BUYS LLC

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Jul. 25; Aug. 1, 8, 15, 2025
25-02150H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

Description of Property:
HAMNER'S W E ALBIMAR LOT 18 BLOCK 2
PLAT BK / PG: 26 / 109
SEC - TWP - RGE: 25 - 28 - 18

Name(s) in which assessed:
YOEL HERRERA BETANCOURT

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Jul. 25; Aug. 1, 8, 15, 2025
25-02155H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

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

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

Name(s) in which assessed:
321 EDISON LLC

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Jul. 25; Aug. 1, 8, 15, 2025
25-02154H

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Southshore Bay Community Development District (the "**District**") will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Hilton Garden Inn located at 4328 Garden Vista Drive, Riverview, Florida 33578.

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.southshorebaycdd.org 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.

Audette Bruce, District Manager
July 25, 2025 25-02142H

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0319530000
File No.: 2025-596
Certificate No.: 2023 / 2697
Year of Issuance: 2023

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

Name(s) in which assessed:
PLUTOS HOLDINGS LLC

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Gabreelle Stewart, Deputy Clerk
Jul. 25; Aug. 1, 8, 15, 2025
25-02153H

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
LV10160
Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Harbour Isles Community Development District

The Board of Supervisors (the "**Board**") of the Harbour Isles Community Development District (the "**District**") will hold a public hearing and a meeting on Tuesday, August 26, 2025, at 11:00 a.m. at the Harbour Isles Clubhouse, 121 Spindle Shell Way, Apollo Beach, Florida 33572.

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.harbourislescdd.org/, or may be obtained by contacting the District Manager's office via email at Angel.Montagna@inframark.com or via phone at (813) 576-9748.

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.

Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Product & Phase	General Fund 001			Series 2021 Debt Service			Total Assessments per Unit				Total Units	DS Units
	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	$ Change	% Change		
Single Family 70'	$1,922.41	$1,876.96	2.4%	$585.62	$585.62	0.0%	$2,508.03	$2,462.58	$45.45	1.8%	243	238
Single Family 80'	$2,191.55	$2,139.73	2.4%	$648.81	$648.81	0.0%	$2,840.36	$2,788.54	$51.82	1.9%	152	151
Single Family 90'	$2,479.91	$2,421.27	2.4%	$730.68	$730.68	0.0%	$3,210.60	$3,151.95	$58.64	1.9%	105	103
											500	**492**

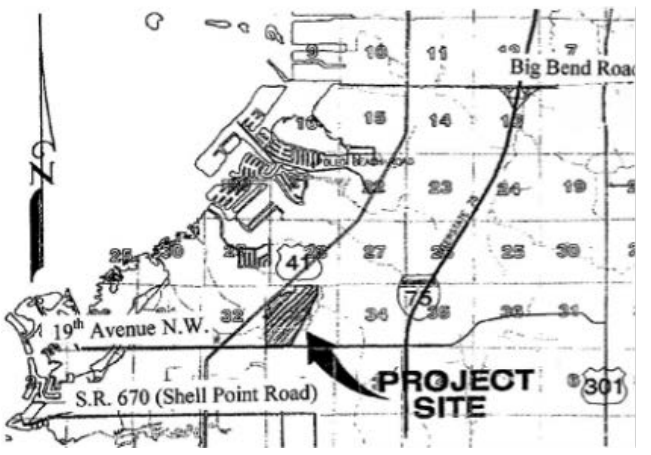
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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.



Angel Montagna, District Manager
July 25, 2025 25-02187H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002254
Division A
Florida Bar No. 144663
IN RE: ESTATE OF BILLIE FARRIS JONES a/k/a BILLIE F. JONES Deceased.

The administration of the estate of BILLIE FARRIS JONES a/k/a BILLIE F. JONES, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative
Name: /s/ PATRICIA L. STANCIL
Address: 1802 N. Gordon St.,
Plant City, FL 33563
Attorney for Personal Representative
/s/ Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
Jul. 25; Aug. 1, 2025 25-02196H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

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

DASCO HOME MEDICAL EQUIPMENT
Located at ONE TAMPA GENERAL CIR
In the City of TAMPA, FL,
HILLSBOROUGH County
33606

Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2025..
TGH-DASCO HOME MEDICAL EQUIPMENT, LLC
July 25, 2025 25-02171H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

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

O2 SOLUTIONS
Located at ONE TAMPA GENERAL CIR In the City of TAMPA, FL HILLSBOROUGH County 33606

Intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of July, 2025.
TGH-DASCO HOME MEDICAL EQUIPMENT, LLC
July 25, 2025 25-02170H

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-000780
Division: A
IN RE: THE ESTATE OF RUTH ANNE CLARK, Deceased.

The administration of the estate of RUTH ANNE CLARK, deceased, whose date of death was January 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601 or 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2025.

Personal Representative
Wesley James Clark
50 Dugans Mill Road
Duncannon, Pennsylvania 17020
Attorney for the Personal Representative
Daniel M. Hartzog, Jr., Esq.
Florida Bar No. 0652067
dan@hartzog.law
1405 Oakfield Drive
Brandon, Florida 33511
813-835-6000
Jul. 25; Aug. 1, 2025 25-02189H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002362
Division: A
IN RE: ESTATE OF DAVID ROBERT LESKO, Deceased.

The administration of the Estate of David Robert Lesko, deceased, whose date of death was May 7, 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 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 25, 2025.

Personal Representative:
Barbara Rosen
13535 Sweat Loop Road
Wimauma, Florida 33598
Attorney for Personal Representative:
Elaine N. McGinnis, Attorney
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
Jul. 25; Aug. 1, 2025 25-02160H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002349
IN RE: ESTATE OF EVELYN LANSKI Deceased.

The administration of the estate of EVELYN LANSKI, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P. O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the 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 25, 2025.

Personal Representative:
s/Adam A. Mainzer
ADAM A. MAINZER
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Attorney for Personal Representative:
s/David J. Wollinka
DAVID J. WOLLINKA, Attorney
Florida Bar Number: 608483
WOLLINKA & WOLLINKA, ATTORNEYS AT LAW
10015 Trinity Blvd., Suite 101
Trinity, FL 34655
Telephone: (727) 937-4177
Fax: (727) 478-7007
E-Mail: pleadings@wollinka.com
Secondary E-Mail: jamie@wollinka.com
Jul. 25; Aug. 1, 2025 25-02190H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001903
Division: Probate
IN RE: ESTATE OF MARY ALICE DAVIS-RICHARDSON a/k/a MARY RICHARDSON Deceased.

The administration of the Estate of Mary Alice Davis-Richardson a/k/a Mary Richardson, 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 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorneys 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.

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 SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The 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 through 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
/s/ Bonita Anderson
Bonita Anderson
(May 16, 2025 12:41 EDT)
Bonita Anderson
3816 Jackson Ct.
Tampa, FL 33610
Attorneys for Personal Representative:
Gregory W. Meier
Florida Bar Number: 65511
Email: gmeier@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
Email: cpowell@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place, Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary Email: probateservice@shuffieldlowman.com
Jul. 25; Aug, 1, 2025 25-02159H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000875
IN RE: ESTATE OF GEORGE WILLIAM DOLLAR JR., Deceased

The administration of the Estate of George William Dollar Jr., deceased, whose date of death was November 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

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

The Personal Representatives have no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 25, 2025.

Personal Representatives:
DocuSigned by:
Marcia Phillips
7D8A59B00BA8452...
Marcia D. Phillips
189 West Church Street
Mocksville, North Carolina 24028
Signed by:
Gary Armstrong
D62839511E82484...
Gary Armstrong
23 Coachman's Lane
Yarmouth, Massachusetts 02673
Attorney for Personal Representatives:
/s/ Lisa Curia George
Lisa Curia George
Florida Bar Number: 1033829
Hagen Law Firm
5290 Summerlin Commons Way, Suite 1003
Fort Myers, FL 33907
Telephone: (239-) 275-0808
Fax: (239) 275-3313
E-Mail: lisa@mikehagen.com
Secondary E-Mail: pat@mikehagen.com
Jul. 25; Aug. 1, 2025 25-02185H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-001779
Division: A
IN RE: ESTATE OF
PHYLLIS ANN SALEMI,
Deceased.

The administration of the estate of Phyllis Ann Salemi, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Shelley Spencer
314 East Adalee Street
Tampa, Florida 33603
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
Jul. 25; Aug. 1, 2025 25-02217H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-002455
IN RE: ALBERT GEORGE
HARTINGER III
Deceased.

The administration of the estate of ALBERT GEORGE HARTINGER III, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP-002455; 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 25, 2025.

Petitioner
CHERYL HARTINGER MURRAY
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Jul. 25; Aug. 1, 2025 25-02221H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002156
IN RE: ESTATE OF
JAMES ALBERT ADAMS,
Deceased.

The administration of the estate of James Albert Adams, deceased, whose date of death was 11/21/2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File No. 2025-CP-002156, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE IS July 25, 2025.

Personal Representative
Lee Adair Adams
5515 Southampton Drive
Springfield, VA 22151
Attorney for Personal Representative
Kathlyn M. White (FBN: 13763)
Attorney for Personal Representative
Coastal Probate Trust & Elder Law
905 E. Hatton St., Ste. B
Pensacola, FL 32503
(850) 202-8535
kmwhite@cptelegal.com
knbarry@cptelegal.com
Jul. 25; Aug. 1, 2025 25-02218H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002445
Division Probate
IN RE: ESTATE OF
YVE ZIDOR,
Deceased.

The administration of the estate of Yve Zidor, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 25, 2025.

Personal Representative:
/s/ Mona Zidor
Mona Zidor
1035 Seminole Sky Drive
Ruskin, FL 33570
Attorney for Personal Representative:
/s/ James K. Purdy
James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
Jessica@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
Jul. 25; Aug. 1, 2025 25-02199H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-2245
Division PROBATE
IN RE: ESTATE OF
SHAWN S. HALFON
Deceased.

The administration of the estate of SHAWN S. HALFON, 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 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 25, 2025.

Personal Representative:
WILLIAM N. HALFON
4012 W. Land Avenue
Tampa, Florida 33616
Attorney for Personal Representative:
SAMANTHA SHEALY RAUBA, ESQ.
Florida Bar Number: 59503
McGraw Rauba & Mutarelli PA
P.O. Box 4440
Ocala, FL 34478
Telephone: (352) 789-6520
Fax: (352) 789-6570
E-Mail: Samantha@LawMRM.com
Secondary E-Mail:
Kathy@LawMRM.com
Jul. 25; Aug. 1, 2025 25-02198H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-002389
DIVISION: A
IN RE: MARION DUANE
PURCIFULL
Deceased.

The administration of the estate of MARION DUANE PURCIFULL (a/k/a MARIAN O. PURCIFULL a/k/a MARIAN OAKLEY PURCIFULL), deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-002389; 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 25, 2025.

Petitioner
TERRI L. OAKLEY
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Jul. 25; Aug. 1, 2025 25-02222H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT,
THIRTEENTH JUDICIAL CIRCUIT,
STATE OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-002359
DIVISION: A
IN RE: ESTATE OF
RYAN NILE ZAYICEK
Deceased.

The administration of the estate of Ryan Nile Zayicek, deceased, who was found deceased on June 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 2025-CP-002359; 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 25, 2025.

Personal Representative
Robin Clesen
2415 Peachtree Road
Cumming, GA 30041
Attorneys for Personal Representative
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy., Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
kris@linslawgroup.com
Jul. 25; Aug. 1, 2025 25-02219H

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-005618
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EMX1,
Plaintiff, vs.
JOSEPH A. CROSS AND PATRICIA PALMUCCI A/K/A PATRICIA ANNE CROSS A/K/A PATRICIA A. CROSS, et. al.
Defendant(s),

TO: JOSEPH A. CROSS,
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 17 AND THE NORTHWESTERLY 2 FEET OF LOT 18, BLOCK 1 OF PLANTATION ESTATES, UNIT NUMBER ONE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 57, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWESTERLY 2 FEET OF LOT 18 BEING ALL THAT PART OF LOT 18 LYING NORTHWESTERLY OF A LINE DRAWN 2 FEET SOUTHEASTERLY OF AND PARALLEL TO THE DIVIDING LINE BETWEEN SAID LOTS 17 AND 18.

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 August 25, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 18th day of July, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-265020
Jul. 25; Aug. 1, 2025 25-02168H

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-005674
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE NIEVES ROSARIO, DECEASED, et. al.
Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JORGE NIEVES ROSARIO, DECEASED,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 49, OF 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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before August 25, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 18th day of July, 2025.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-300125
Jul. 25; Aug. 1, 2025 25-02167H

--- ACTIONS / SALES ---

FIRST INSERTION

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

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 16th day of July, 2025.
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Jul. 25; Aug. 1, 2025 25-02147H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-003213
PRESIDENTIAL BANK, FSB,
Plaintiff, vs.
FABIO V. REYES; YVONNE LIMA REYES; PANTHER TRACE II HOMEOWNERS' ASSOCIATION, INC.,
Defendant(s).
TO: Fabio V. Reyes
Residence Unknown

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

LOT 3, BLOCK 32, PANTHER TRACE PHACE 2B-3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE(S) 118 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Street Address: 11806 Harpswell Drive, Riverview, Florida 33579

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before 8/25/2025, and file the original with the Clerk of this Court, otherwise, a default will be entered 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 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 on July 18, 2025.
Victor D. Crist
Clerk of said Court
(SEAL) By: Jennfer Taylor
As Deputy Clerk
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400095
Jul. 25; Aug. 1, 2025 25-02207H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-2527
SLTATA INVESTMENTS LLC, A FLORIDA CORPORATION
Plaintiff, vs.
LIVING INTERIOR PLANT SERVICE, A FLORIDA CORPORATION, STRONGBOX INVESTMENTS INC., A FLORIDA CORPORATION, ICE FINANCIAL INC., A FLORIDA CORPORATION, 5801 MIDDLESEX INC. A FLORIDA CORPORATION
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Default Final Judgment of Foreclosure dated July 1, 2025, and entered in case having the case number 25-CA-002527 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein SLTATA Investments LLC., is the Plaintiff and Living Interior Plant Service, et. al. are the Defendants Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on August 7, 2025 at 10:00 AM, the following described property as set forth in said Default Final Judgment of Foreclosure, to wit:

Unit 1210, Grand Key, A Condominium, Together With and Undivided Share in Common Elements Appurtenant Thereto, According to The Declaration of Condominium Recorded in Official Records Book 15002, Page 458, Any and All Amendments Thereto, of the Public Records of Hillsborough County, Florida.

More commonly known as: 4207 S. Dale Mabry Highway, Unit 1210, Tampa, FL. 33611 ("Property").

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

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

Dated Friday, July 11, 2025
Drew Corbin, Esq.
Florida Bar No. 1019183
The Law Office of Drew Corbin
6307 Staunton Drive
Holiday, Florida 34690
727-421-4154
Primary Email: dcorbin93@gmail.com
Pleadings Email:
dccorbin1@gmail.com
Attorney for Plaintiff
Jul. 25; Aug. 1, 2025 25-02148H

FIRST INSERTION

NOTICE OF ACTION
Constructive Service of Process
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 29-2025-CA-003256
Honorable Judge:
Jennifer X Gabbard
PLANET HOME LENDING, LLC
Plaintiff, vs.
GEORGE MELO; JUANA DANIELA MELO; SOUTHFORK OF HILLSBOROUGH COUNTY III HOMEOWNERS' ASSOCIATION, INC; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,
TO: GEORGE MELO
Last Known Address:
11301 BRIGHTON KNOLL LOOP, RIVERVIEW, FL 33579

YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 11301 BRIGHTON KNOLL LOOP, RIVERVIEW, FL 33579 and more particularly described as follows:

LOT 16, BLOCK 2, SOUTH FORK TRACT "L" PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 31 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Folio No. 0777176240
COMMONLY KNOWN AS: 11301 Brighton Knoll Loop, Riverview, FL 33579.

has been filed against you and you are required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801, on or before, 8/25/2025, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; 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 7/18/2025.
Victor D. Crist,
Hillsborough County Clerk of Court and Comptroller
Clerk of Court address
800 E. Twiggs St, Room 101
Tampa, FL 33602
(SEAL) Jennifer Taylor
As Deputy Clerk
Matthew T. Wasinger, Esquire,
the Plaintiff's attorney,
605 E. Robinson Street, Suite 730,
Orlando, FL 32801
Jul. 25; Aug. 1, 2025 25-02178H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No: 25-CA-006421
ANTHONY PRISCIANDARO, TRUSTEE OF THE AAHS OF FLORIDA TRUST DATED SEPTEMBER 19, 2022,
Plaintiff, vs.
UNKNOWN HEIRS AND BENEFICIARIES OF THE ESTATE OF RETA KAYE HUTSON, DECEASED,
Defendant,
To: Unknown Heirs and Beneficiaries the Estate of Reta Kaye Hutson, Deceased

YOU ARE NOTIFIED that an action to partition real property pursuant to Florida Statute §64 has been filed against you. This action involves real property in Hillsborough County, Florida (the "Property") more particularly described as:

The South 95 feet of the North 145 feet of the West 200 feet of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 25, Township 28 South, Range 22 East, Hillsborough County, Florida.
Parcel Identification Number: U-25-28-22-ZZZ-000004-78780.0
Property Address: 414 S. Wiggins Road, Plant City, Florida 33566

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

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

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

DATED on 7/15/2025
VICTOR D. CRIST
Clerk of the Circuit Court
Clerk of Court address is
800 E Twiggs St., Room 101
Tampa, FL 33602
(SEAL) By: JENNIFER TAYLOR
As Deputy Clerk
Plaintiff's Attorney,
Michele Diglio-Benkiran, Esquire,
C/O Legal Counsel, P.A.,
13330 West Colonial Drive, Unit 110,
Winter Garden, Florida 34787
Jul. 25; Aug. 1, 8, 15, 2025
25-02173H

FIRST INSERTION

NOTICE OF ACTION
FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CA-015399
DIVISION: K
United Wholesale Mortgage, LLC.
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of George E. Vaughan a/k/a George Earl Vaughan, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); George Earl Vaughan, Jr. a/k/a George Vaughan; Mark Steven Vaughan a/k/a Mark S. Vaughan; Danielle Marie Burdette f/k/a Danielle Marie Vaughan f/k/a Danielle M. Vaughan; Unknown Spouse of George Earl Vaughan, Jr. a/k/a George Vaughan; Unknown Spouse of Mark Steven Vaughan a/k/a Mark S. Vaughan; Unknown Spouse of Danielle Marie Burdette f/k/a Danielle Marie Vaughan f/k/a Danielle M. Vaughan; John Thompson, as Trustee of the Sunshine Realty Trust; Alberto Aguirre; Elodia Ramirez; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).
TO: John Thompson, as Trustee of the Sunshine Realty Trust: 2110 11th Avenue Southeast, Ruskin, FL 33570

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:

LOT 18 AND THE EAST 1/2 OF LOT 17, BLOCK 40, SUN CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1999, MAKE: GRAND MANOR, VIN#: GAGMTD06310A AND VIN#: GAGMTD06310B.

more commonly known as 3701 Garon Avenue, Ruskin, FL 33570.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before August 18, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"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."

WITNESS my hand and seal of this Court on the 11th day of July, 2025.
Victor D. Crist
Circuit and County Courts
(SEAL) By: /s/ Mustafa Divan
Deputy Clerk
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
23-329530 FC01 CXE
Jul. 25; Aug. 1, 2025 25-02188H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-005479
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1,
Plaintiff, vs.
MICHAEL KARASEK A/K/A MICHAEL E. KARASEK; UNKNOWN SPOUSE OF MICHAEL KARASEK A/K/A MICHAEL E. KARASEK; CITY OF TAMPA, FLORIDA;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).
TO: MICHAEL KARASEK A/K/A MICHAEL E. KARASEK
(Current Residence Unknown)
(Last Known Address(es))
3139 WEST VARN AVENUE
TAMPA, FL 33611
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)
3139 WEST VARN AVENUE
TAMPA, FL 33611

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

LOT 20, PENINSULA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A: 3139 WEST VARN AVENUE, TAMPA, FL 33611.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 8/25/2025, 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 33614.

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@fljud13.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@fljud13.org.

WITNESS my hand and the seal of this Court this 18 day of July, 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
25-52173
Jul. 25; Aug. 1, 2025 25-02182H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-001220
FINANCE OF AMERICA REVERSE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ARETHA JONES-HICKS AKA ARETHA JONES, DECEASED, et al,
Defendant(s).
To: SHERYL KELLY
Last Known Address:
3913 W LEMON ST
TAMPA, FL 33609
Current Address: Unknown
KITO FELTON
Last Known Address:
3913 W LEMON ST
TAMPA, FL 33609
Current Address: Unknown
CARNELL WATSON FELTON
Last Known Address:
3913 W LEMON ST
TAMPA, FL 33609
Current Address: Unknown
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, ARETHA JONES-HICKS AKA ARETHA JONES, DECEASED
Last Known Address: Unknown
Current Address: Unknown

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

LOT 19, BLOCK 6, BROADMOOR PARK REVISED PLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THAT PART THEREOF CONDEMNED FOR OUTFALL DITCH RIGHT OF WAY FOR A PORTION OF STATE ROAD 341, ACCORDING TO THE JUDGMENT RECORDED MARCH 8, 1943 IN MINUTE BOOK 86, PAGE 221, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 3913 W LEMON ST TAMPA FL 33609

has been filed against you and you are required to file written defenses by 8/25/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

**See the Americans with Disabilities Act

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

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

WITNESS my hand and the seal of this court on this 18 day of July, 2025.
VICTOR D. CRIST
Clerk of the Circuit Court
Clerk of Court address
800 E. Twiggs St., Room 101
Tampa, FL 33602
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 25-000285
Jul. 25; Aug. 1, 2025 25-02195H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292019CA008315A001HC
RF -Section I
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II,
Plaintiff, vs.
JONESE A. GONZALEZ; et al.
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 July 1, 2025, and entered in Case No. 292019CA008315A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II is Plaintiff and JONESE A. GONZALEZ; et al. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on September 2, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1, MARITA SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 99, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED July 17, 2025.
By: /s/ Gregg R. Dreilinger
Gregg R. Dreilinger
Florida Bar No.: 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-179705 / TM1
Jul. 25; Aug. 1, 2025 25-02193H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 23-CA-013106
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; NORTHDALE CIVIC ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed July 11, 2025 and entered in Case No. 23-CA-013106, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; NORTHDALE CIVIC ASSOCIATION, INC.; 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 August 11, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, NORTHDALE SECTION E UNIT NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, 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 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 21st day of July 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 20-00860 SPS
V6.20190626
Jul. 25; Aug. 1, 2025 25-02184H

FIRST INSERTION

Amended Notice of Foreclosure Sale
IN AND FOR CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024-CA-003896
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2023-4, successor-in-interest to VELOCITY COMMERCIAL CAPITAL, LLC, a foreign limited liability corporation,
Plaintiff vs,
BE & BE ENTERPRISES, INC., a Florida corporation; BENETTYE M. GRIFFIN, individually; and UNKNOWN TENANT(S)/ OWNER(S)/ SPOUSE(S) IN POSSESSION,
Defendants

NOTICE IS GIVEN that pursuant to the Final Judgment of Foreclosure entered 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, Florida, Victor Crist, Clerk of Court will sell to the highest and best bidder for cash at 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, according 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-000005-00007.0
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 person with a disability who needs any accommodation in order to patriciate 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 (813) 272-7040. If you are hearing or voice impaired, call 711.

Dated this 15th 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
Jul. 25; Aug. 1, 2025 25-02203H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
CASE NO. 24-CA-006991
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
ELZYATA Y BADMAEVA A/K/A ELZYATA BADMAEVA, et al.,
Defendant.

To: UNKNOWN TENANT IN POSSESSION 1, 6426 S HIMES AVE, TAMPA, FL 33611
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
UNKNOWN TENANT IN POSSESSION 2, 6426 S HIMES AVE, TAMPA, FL 33611
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, BLOCK 13, CRESCENT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLOIRDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Lourdes Sanchez-Barcia, Esq., McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 8/4/2025 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 27 day of June, 2025.

Victor Crist
CLERK OF COURT OF HILLSBOROUGH COUNTY
The Clerk of Court address:
800 E. Twiggs St., Room 101
Tampa, FL 33602
(SEAL) BY: Jennifer Taylor
Deputy Clerk

Lourdes Sanchez-Barcia, Esq.,
McCalla Raymer Leibert Pierce, LLP,
225 East Robinson Street, Suite 155,
Orlando, FL 32801
24-10432FL
Jul. 25; Aug. 1, 2025 25-02172H

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. 292023CA011980A001HC
DIVISION: I
RF -Section II
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT,
Plaintiff, vs.
CHARLES A. EADENS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 29, 2025 and an Order Resetting Sale dated June 26, 2025 and entered in Case No. 292023CA011980A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT is Plaintiff and CHARLES A. EADENS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on August 28, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 9, BLOCK 4, SEMINOLE CREST ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED July 17, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-192044 / TM1
Jul. 25; Aug. 1, 2025 25-02192H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 29-2025-CA-001194
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
CORDEANIA EVONN TENOR A/K/A CORDEANIA EVONN KNOX A/K/A CORDEANIA KNOX A/K/A CORDEANIA TENOR; SOUTH FORK III COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS; UNKNOWN TENANT IN POSSESSION 1; UNKNOWN TENANT IN POSSESSION 2; UNKNOWN SPOUSE OF CORDEANIA EVONN TENOR A/K/A CORDEANIA EVONN KNOX A/K/A CORDEANIA KNOX A/K/A CORDEANIA TENOR,
Defendant.

To: CORDEANIA EVONN TENOR A/K/A CORDEANIA EVONN KNOX A/K/A CORDEANIA KNOX A/K/A CORDEANIA TENOR
11940 SUNBURST MARBLE RD, RIVERVIEW, FL 33579
UNKNOWN SPOUSE OF CORDEANIA EVONN TENOR A/K/A CORDEANIA EVONN KNOX A/K/A CORDEANIA KNOX A/K/A CORDEANIA TENOR
11940 SUNBURST MARBLE RD, RIVERVIEW, FL 33579
UNKNOWN TENANT IN POSSESSION 1
11940 SUNBURST MARBLE RD, RIVERVIEW, FL 33579
UNKNOWN TENANT IN POSSESSION 2
11940 SUNBURST MARBLE RD, RIVERVIEW, FL 33579
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 91, MAP OR PLAT ENTITLED "SOUTH FORK TRACT Q PHASE 1", AS RECORDED IN PLAT BOOK 130, PAGES 3 THROUGH 10, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Jacqueline T. Levine, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

Send written defenses to Clerk of Court 800 E. Twiggs St., Room 101, Tampa, FL 33602 by or before 8/14/25.

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

WITNESS my hand and seal of said Court on the 9 day of July, 2025.

Victor Crist
CLERK OF COURT OF HILLSBOROUGH COUNTY
As Clerk of the Court
(SEAL) BY: Jennifer Taylor
Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-08314FL
Jul. 25; Aug. 1, 2025 25-02145H

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.: 23CA012382
NATIONS DIRECT MORTGAGE, LLC,
Plaintiff, vs.
SAMUEL MARK WILSON; CRYSTAL DELONES-WILSON; UNKNOWN TENANTS/OWNERS 1; UNKNOWN TENANTS/ OWNERS 2; UNKNOWN TENANTS/OWNERS 3,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated May 29, 2025, and entered in Case No. 23CA012382 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Nations Direct Mortgage, LLC, is Plaintiff and Samuel Mark Wilson; Crystal Delones-Wilson; Unknown Tenants/Owners 1; Unknown Tenants/ Owners 2; Unknown Tenants/Owners 3, 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 22nd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 175.83 FEET OF THE NORTH 459.02 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 5/8 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS THE EAST 446.20 FEET THEREOF, AND LESS THE SOUTH 160.83 FEET OF THE WEST 672.32 FEET THEREOF, AND LESS RIGHT-OF-WAY ON THE WEST SIDE THEREOF FOR FORBES ROAD.
Property Address: 5102 Abby Gail Lane, Plant City, Florida 33566

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs 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: 7/22/25
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 24-400207
Jul. 25; Aug. 1, 2025 25-02194H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-006598
MIDFIRST BANK
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF REUBEN GREEN A/K/A RUEBEN GREEN, DECEASED; UNKNOWN TENANT 1; UNKNOWN TENANT 2; GLORIA F. SPIKE; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN; REUBENIA GREEN A/K/A REUBENIA NICHOLE GREEN, AS PETITIONER OF THE ESTATE OF REUBEN GREEN A/K/A RUEBEN GREEN, DECEASED; LATOYA DOUGLAS; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; TORIANO L. MACKEY; STATE OF FLORIDA, DEPARTMENT OF REVENUE
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 26, 2023, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 14, IN BLOCK 10, OF DEL RIO ESTATES, UNIT 11, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 4415 DOLPHIN DR, TEMPLE TERRACE, FL 33617-8303

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on August 11, 2025 beginning at 10:00 AM.

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 as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 16 day of July, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Peter E. Lanning
Peter E. Lanning
FL Bar No. 562221
111160103
Jul. 25; Aug. 1, 2025 25-02158H

--- ACTIONS / SALES ---

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-006590
Wells Fargo Bank, N.A.,
Plaintiff, vs.
Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schermer, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 24-CA-006590 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Jason Robert Schremer a/k/a Jason Schremer a/k/a Jason Schermer; Sterling Ranch Master Association, Inc. 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 15th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 1, STERLING RANCH UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 8, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-05-30-20-2NF-000001-00027.0

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 17th 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 # 24-F01480
Jul. 25; Aug. 1, 2025 25-02157H

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 23-CA-016764
Honorable Judge: Polo, Melissa Mary
PLANET HOME LENDING, LLC
Plaintiff, vs.
RAYMOND WILSON JR; MARY WILSON; LAKE ST. CHARLES MASTER ASSOCIATION, INC; LOANPAL, LLC; FOUNDATION FINANCE COMPANY, LLC; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2;
Defendants,

NOTICE IS GIVEN that, in accordance with the Agreed Order Granting Motion to Reschedule Foreclosure Sale dated July 18, 2025, in the above-styled cause, Victor D. Crist, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at: www.hillsborough.realforeclose.com at 10:00 A.M. on October 29, 2025, the following described property:

LOT 15, BLOCK 6, LAKE ST. CHARLES UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE(S) 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

COMMONLY KNOWN AS: 7111 Colony 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 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.

Dated this July 21, 2025.
/s/ Matthew T. Wasinger
Matthew T. Wasinger, Esquire
Wasinger Law Office
605 E. Robinson, Suite 730
Orlando, FL 32801
(407) 308-0991
Fla. Bar No.: 0057873
Attorney for Plaintiff
Service:
mattw@wasingerlawoffice.com
Jul. 25; Aug. 1, 2025 25-02179H

FIRST INSERTION

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 OF THE FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001973
WILMINGTON SAVINGS FUND SOCIETY, FSB, Not in its Individual Capacity but Soley as the Trustee of ADMT 2024-NQM1,
Plaintiff, vs.
KEVIN THOMAS GREENWELL, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2025 in Case No. 25-CA-001973 of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH COUNTY, Florida. WILMINGTON SAVINGS FUND SOCIETY, FSB, Not in its Individual Capacity but Soley as the Trustee of ADMT 2024-NQM1 is the Plaintiff and KEVIN THOMAS GREENWELL is the Defendant, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest and best bidder for cash at: http://www.hillsborough.realforeclose.com at 10:00 A.M. on September 19, 2025 the following described property as set forth in said Final Judgment, to wit:

West 3.8 feet of Lot No. 15 and Lot 16 and East 4.36 feet of Lot 17, Block 6 of GRANDY GARDENS SUBDIVISIONN, UNIT #2, according to the Plat thereof, recorded in Plat Book 32, Page 4, of the Public Records of Hillsborough County, Florida.

Commonly known as: 4431 W Wallace Avenue, Tampa, FL 33611

including the buildings, appurtenances, and fixtures located thereon.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated: July 18, 2025
LAW OFFICES OF JORDAN I. WAGNER, P.A.
320 S.E. 18th Street
Fort Lauderdale, Florida 33316
Telephone: 954-491-3277
Facsimile: 954-692-9186
By: /s/ Jordan I. Wagner
Jordan Wagner, Esq.
Fla. Bar No.: 42775
jiw@jordanwagnerlaw.com
Jul. 25; Aug, 1, 2025 25-02175H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-CA-006817
NATIONSTAR MORTGAGE LLC
Plaintiff vs.
DAVID WINES; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DAVID WINES; RAVEN CORUJO; UNKNOWN SPOUSE OF RAVEN CORUJO; SOUTH BAY LAKES HOMEONWER'S ASSOCIATION, INC.; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GOODLEAP, LLC; YONGQUN LUO; ZHEQING LI; HILLSBOROUGH COUNTY CLERK OF COURT; MIDLAND CREDIT MANAGEMENT, INC.; PORTFOLIO RECOVERY ASSOCIATES, LLC; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, in possession of the subject real property,
Defendants

Notice is hereby given pursuant to the final judgment/order entered on July 17, 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 35, BLOCK 5, SOUTH BAY LAKES - UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE(S) 57 THROUGH 61 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

The Clerk of this Court shall sell the property to the highest bidder for cash, on December 12, 2025 at 10:00 a.m. on Hillsborough County's Public Auction website: www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statues. 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.

LAW OFFICE OF GARY GASSEL, P.A.
2191 Ringling Boulevard
Sarasota, Florida 34237
(941) 952-9322
Attorney for Plaintiff
By WILLIAM NUSSBAUM III, ESQUIRE
Florida Bar No. 066479
Jul. 25; Aug, 1, 2025 25-02174H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003331
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11,
Plaintiff, vs.
BETH E. MCCABE A/K/A BETH ELLEN MCCABE, et al.,
Defendants.

TO: BETH E. MCCABE A/K/A BETH ELLEN MCCABE 204 W MOHAWK AVE, TAMPA, FL 33604

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

LOT 2, IN BLOCK 39, OF WEST SUWANEE HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOCK 8, PAGE 24, 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 8/25/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., room 101, Tampa, FL 33602.

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

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

VICTOR CRIST
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
17-00648
Jul. 25; Aug. 1, 2025 25-02177H

FIRST INSERTION

NOTICE OF SALE
IN THE 13th JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No. 2023 CA 13924
REGIONS BANK
Plaintiff, vs.
BAM 32; CURTIS M. CARTER; GLENDA S. CARTER A/KA/ GLENDA CARTER; HILLSBOROUGH COUNTY; GERALDINE CARTER; and UNKNOWN TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 01, 2025, entered in Case No. 2023 CA 13924 of the Circuit Court in and for Hillsborough County, Florida, wherein BAM 32, CURTIS M. CARTER, GLENDA S. CARTER A/K/A GLENA CARTER, HILLSBOROUGH COUNTY, GERALDINE CARTER are the Defendants, that Victor D. Crist, the Clerk of the Circuit Court & Comptroller, shall sell the subject property at public sale on NOVEMBER 26, 2025, to the highest bidder for cash, except as prescribed in Paragraph 7, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed. The following described real property as set forth in the Final Judgment will be sold:

LOT 13, BLOCK 6 OF WINSTON PARK UNIT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE(S) 42, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

NOTICE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS FUNCTION SHOULD CONTACT COUNTY CIVIL NOT LATER THAN ONE (1) DAY PRIOR TO THE FUNCTION AT 813-276-8100; if you are hearing impaired, call 1-800-955-8771; if you are voice impaired, call 1-800-955-8770.

By: /s/ Leslie S. White
Leslie S. White, for the firm
Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email:
eglynn@deanmead.com
Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
5710040.v1
Jul. 25; Aug. 1, 2025 25-02146H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
Case No.: 25-CC-003440
KINGSTON COURT VILLAS CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
THE ESTATE OF CHARLES W. CALLAHAN, DECEASED, BY AND THROUGH HIS HEIR, SCOTT H. CALLAHAN,
Defendant.

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on July 22, 2025, in this cause, in the County Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

Unit 212 of Kingston Court Villas, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 15637, Page(s) 371, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Also known as: 120 S. Church Avenue, Apt. 212, Tampa, Florida 33609.

Parcel ID: 1160430056

at public sale, to the highest and best bidder, for cash, online at https://www.hillsborough.realforeclose.com, on:

August 22, 2025, beginning at 10:00 AM.

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

Respectfully submitted,
Johnson Pope Bokor Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, FL 33701
(727) 999-9900 - Telephone
(727) 800-5981 — Facsimile
Primary Email Address:
kmaller@jpfirm.com
Secondary Email Address:
kmurphy@jpfirm.com
Attorneys for Plaintiff,
KINGSTON COURT VILLAS CONDOMINIUM ASSOCIATION, INC.
By: Karen E. Maller, Esquire
Florida Bar No. 822035
Matter 157621
Jul. 25; Aug. 1, 2025 25-02202H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 23-CA-000503
DIVISION: H
NewRez LLC dba Shellpoint Mortgage Servicing
Plaintiff, -vs.-
Mervyn F. Liddell; Unknown Spouse of Mervyn F. Liddell; Van Dyke Farms Homeowners' Association, Inc.; LOK Property 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. 23-CA-000503 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NewRez LLC dba Shellpoint Mortgage Servicing, Plaintiff and Mervyn F. Liddell 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 14, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 1, BLOCK A, THE LAKES AT VAN DYKE FARMS, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 4, 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:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
22-325754 FC01 ALW
Jul. 25; Aug. 1, 2025 25-02183H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-040217
DIV. L
BELFAIR PARK PROPERTY OWNERS ASSOCIATION, INC.
Plaintiff, vs.
KELLY AKEMAN, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,
Defendants.

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

Lot 6, BELFAIR PARK TOWNHOMES, according to the map or plat thereof, as recorded in Plat Book 112, Page 173-177, inclusive of Public Records of Hillsborough County, Florida.
TOGETHER WITH a portion of Tract A, of said BELFAIR PARK TOWNHOMES, being more particularly described as follows: Begin at the Southeast corner of Lot 6 of said BELFAIR PARK TOWNHOMES; thence N.00°00'00"E., 18.33 feet along the Easterly lot line of said Lot 6 to the Northeast corner of said Lot 6; thence N.90°00'00"E., 0.23 feet along the Easterly extension of the Northerly lot line of said Lot 6; thence S.00°00'00"W., 19.03 feet; thence N.90°00'00"W., 50.80 feet; thence N.00°00'00"E., 0.70 feet; thence N.90°00'00"E., 50.57 feet along the Southerly lot line of said Lot 6 to the Point of Beginning.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 5th day of September, 2025.

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

DATED this 23 day of July 2025.
FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #0012798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 /(813) 286-0111 (FAX)
Attorneys for Plaintiff
Jul. 25; Aug. 1, 2025 25-02215H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-012536
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LACY E. FARR AKA LACY FARR, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 25, 2025, and entered in Case No. 2023-CA-012536 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, though, under, or against Lacy E. Farr aka Lacy Farr, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Darlene Farr, deceased, Laura Melton, Kayla Marie Farr, DLJ Mortgage Capital, Inc, Ford Motor Credit Company, a dissolved corporation, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the August 27, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, COWLEY COVE SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66, PAGE 23, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1996 DOUBLEWIDE PEACHTREE MOTOR HOME PEACE MOBILE HOME BEARING TITLE NUMBERS: 72739721 AND 72739719; VIN NUMBERS: PSHGA18091A AND PSHGA18091B.
A/K/A 10005 COWLEY COVE DR 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.

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

Dated this 21 day of July, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Nathan Gryglewicz
Florida Bar #762121
Nathan Gryglewicz, Esq.
IN/23-003534
Jul. 25; Aug. 1, 2025 25-02208H

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-006127
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; 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 February 18, 2025 in Civil Case No. 22-CA-006127, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; DISCOVER BANK; UNKNOWN TENANT #1 N/K/A TRAVIS VIERRA; UNKNOWN TENANT #2 N/K/A ELIZABETH SUMMER; WILLIAM LEON KEY; PAMELA J. QUENCER; JOYCE A. NEWMAN; JEFFERY BEN ADAMIK; ELISHIA JEANNETTE KEY; ROBERT KEY; JENNIFER LYNN LOVELL; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 8, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE SOUTH ONE-HALF (S 1/2) OF LOT THREE (3) AND S 25 FT OF N 1/2 LOT 3 OF ORAN SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN 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 22nd 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: 2025.07.22 10:40:39-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1092-11977B
Jul. 25; Aug. 1, 2025 25-02214H

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DIVISION
FILE NO: 24-CP-004052
DIV.: W
IN RE: ESTATE OF
Elizabeth Frances Hunt,
Deceased.

The administration of the Estate of Elizabeth Frances Hunt, deceased, whose date of death was September 6, 2024, File Number 292024CP004052, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, PO Box 1110, Tampa, FL 33601.

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

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

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

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

The date of first publication of this notice is the 18 day of July, 2025.

DEBORAH LEIGH HUNT
Personal Representative
Gerald L. Hemness, Jr., Esq.
Counsel for Personal Representative
Florida Bar # 67695
100 Ashley Dr. South, Ste. 664
Tampa, FL 33602-5300
(813) 324-8320
gerald@hemness.com
July 18, 25, 2025 25-02089H

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002190
Division PROBATE
IN RE: ESTATE OF
JOYCE ANN SOUKUP
Deceased.

The administration of the estate of JOYCE ANN SOUKUP, deceased, whose date of death was May 25, 2025; File Number 25-CP-002190, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: July 18, 2025.

JACKIE L. MACZUGA
Personal Representative
19103 Rosewood Creek Way
Tampa, FL 33647
WILLIAM K. LOVELACE
Attorney for Personal Representative
Email: fordlove@tampabay.rr.com
Florida Bar No. 0016578
SPN# 01823633
Wilson, Ford & Lovelace, P.A.
401 South Lincoln Ave.
Clearwater, Florida 33756
Telephone: 727-446-1036
July 18, 25, 2025 25-02113H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-CP-001329
IN RE: ESTATE OF:
JAN TREVETT FERNANDEZ,
deceased

The administration of the estate of JAN TREVETT FERNANDEZ, deceased, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa Florida. The names and addresses of the personal representative and the personal representatives' attorney are set forth below.

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

The date of first publication of this notice is July 18, 2025.

Estate of JAN TREVETT FERNANDEZ
FRANCIS DANIEL CHAVEZ ,
Personal Representative
9609 East Sligh Avenue
Tampa Florida 33610
By: Jessica Saiontz, Esquire
Attorney for Estate of
JAN TREVETT FERNANDEZ
Florida Bar No. 1001615
9990 SW 77th Avenue, Suite 311
Miami, FL 33156
Telephone: (305) 374-5500 |
Fax: (305) 371-8100
July 18, 25, 2025 25-02112H

FOURTH 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, 2025 25-01905H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001986
IN RE: ESTATE OF
PHYLLIS ANN FISHER,
Deceased.

The administration of the estate of PHYLLIS ANN FISHER, deceased, whose date of death was May 5, 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 18, 2025

JAMES P. HINES, JR.
Personal Representative
315 S. Hyde Park Ave.
Tampa, FL 33606
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 18, 25, 2025 25-02049H

FOURTH 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/01/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1981 SENT mobile home bearing vehicle identification number SG15962 and all personal items located inside the mobile home. Last Tenant: Scott C. Ismond, Suzanne A. Leisure, Gary John Francois and Louidamate Jabouin. Sale to be held at: Fountainview Estates, 8800 Berkshire Lane, Tampa, Florida 33635, 813-884-3407.

July 18, 25, 2025 25-02124H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002224
Division: B
IN RE: ESTATE OF
WILLIAM JOSEPH BATTLE,
Deceased.

The administration of the Estate of William Joseph Battle, deceased, whose date of death was June 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 33609. 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 18, 2025.

Personal Representative:
Brenda B. Battle
1207 West Northmoor Place
Tampa, Florida 33612
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
July 18, 25, 2025 25-02052H

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
LV10242

--- ACTIONS / ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001990
Division Probate
IN RE: ESTATE OF KENNETH T. YOUNG
Deceased.

The administration of the estate of Kenneth T. Young, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative:
/s/ Linda J. Young
Linda J. Young
11010 Lakeshore Drive E.
Carmel, IN 46033
Attorney for Personal Representative:
/s/ Leeanne W. Graziani
Leeanne W. Graziani, Esquire
Attorney for Personal Representative
Florida Bar Number: 94012
999 Vanderbilt Beach Rd Ste 200
Naples, FL 34108
Telephone: (239) 595-5420
E-Mail: LWGraziani@gmail.com
July 18, 25, 2025 25-02050H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3929
Division A
IN RE: ESTATE OF ANNA SHEFFER
Deceased.

The administration of the estate of Anna Sheffer, deceased, whose date of death was September 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 18, 2025.

Personal Representative:
/s/ Michael Lucan
Michael Lucan
9121 Riverwood Drive
North Ridgeville, OH 44039
Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
July 18, 25, 2025 25-02105H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 25-CA-001133
LESLIE V. THOMPSON, AS TRUSTEE OF THE LESLIE V. THOMPSON REVOCABLE TRUST UNDER TRUST DATED OCTOBER 19, 1992,
Plaintiff, v.
MARY JO CASTRO, etc., et al.,
Defendants.

TO: UNKNOWN TRUSTEES OF THE JOHN GRECO REVOCABLE TRUST DATED JUNE 17, 1991, AS AMENDED ON OCTOBER 2, 1998; THE UNKNOWN BENEFICIARIES OF THE JOHN GRECO REVOCABLE TRUST DATED JUNE 17, 1991, AS AMENDED ON OCTOBER 2, 1998; UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST RENA JANET HALL; THE UNKNOWN TRUSTEES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; THE UNKNOWN BENEFICIARIES OF THE FRANK V. GIUNTA REVOCABLE TRUST DATED MARCH 22, 1982, AS AMENDED; UNKNOWN TRUSTEES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990, AS AMENDED; UNKNOWN BENEFICIARIES OF THE RICHARD S. GIUNTA REVOCABLE TRUST U/T/A DATED 04/20/1990, AS AMENDED; UNKNOWN BENEFICIARIES OF THE JOSEPH P. DOMINGUEZ, JR. TRUST AS CREATED UNDER THE LAST WILL AND TESTAMENT OF JOSEPH P. DOMINGUEZ, DATED DECEMBER 30, 1970; UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH P. DOMINGUEZ, JR.; THE UNKNOWN TRUSTEES OF THE JOSEPH P. DOMINIGUEZ, JR. TRUST; THE UNKNOWN TRUSTEES OF THE GILMORE ASHLEY DOMINGUEZ TRUST; THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, UNDER OR AGAINST JOSEPH DALE HALL; AND THE UNKNOWN HEIRS, BENEFICIARIES, AND ANY AND ALL OTHER UNKNOWN PARTIES CLAIMING BY, UNDER OR AGAINST NANCY DICKSON.

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

A Tract of land being part of Section 3, Township 29 South, Range 19 East and being more particularly described as follows: Commence at the Point of Beginning for Trust Parcel 2; thence along the South right of way of State Road 600, South 85° 16'17" East, a distance of 34.96 feet; thence South 46°00'07" East, a distance of 83.63 feet; thence North 89°44'47" East, a distance of 130.68 feet; thence departing said South right of way line run South 00°00'27" East along the East line of said Trust Parcel 2, a distance of 73.17 feet to the Point of Beginning; thence departing said East line run North 89°49'41" East, a distance of 16.42 feet; thence South 00°05'38" East, a distance of 276.44 feet to the point of curvature of a non tangent curve to the right, having a radius of 502.91 feet; thence along the arc of said curve a distance of 181.39 feet, through a central angle of 20°39'55", (said curve subtended by a chord which bears South 11°26'10" West, a distance of 180.41 feet) to a point on the North right of way line of C.S.X. Transportation Railroad; thence run South 49°02'33" West along said North right of way line a distance of 40.12 feet to the East boundary line of Trust Parcel 2 and the point of curvature of a non tangent curve to the left, having a radius of 469.84 feet; thence departing said railroad right of way along said arc run 216.48 feet, through a central angle of 26°23'56", (said curve subtended by a chord which bears North 13°15'52" East, a distance of 214.57 feet); thence run North 00°00'27" West, along the East boundary of said Trust Parcel 2, a distance of 270.67 feet to the Point of Beginning.

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

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

WITNESS, my hand and seal of this Court on this 2 day of July, 2025.

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

Plaintiffs' Attorney,
Jacqueline F. Perez, Esquire,
KHL LAW,
28100 U.S. Hwy. 19 North, Suite 104,
Clearwater, Florida 33761
Jul. 18, 25; Aug. 1, 8, 2025
25-02077H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1560
IN RE: ESTATE OF SANDRA JO PALMER,
Deceased.

The administration of the estate of SANDRA JO PALMER, 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 Post Office 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.

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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 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 18, 2025.

JOHN RUSSELL PALMER
a.k.a. RUSS PALMER
Personal Representative
4775 Cove Circle, #901
St. Petersburg, FL 33708
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
July 18, 25, 2025 25-02087H

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
LV10184

SECOND INSERTION

BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN OPERATION AND MAINTENANCE 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 Bahia Lakes Community Development District (**"District"**) will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING
DATE: August 11, 2025
TIME: 6:00 p.m.
LOCATION: Firehouse Cultural Center
101 1st Avenue NE
Ruskin, FL 33570

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026 Budget"**). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District's Fiscal Year 2025/2026 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2025/2026.)

BAHIA LAKES CDD FISCAL YEAR 2025/2026
O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$374,400.00**
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6 %	**$23,897.87**
TOTAL O&M ASSESSMENTS	**$398,297.87**

Product Type	**Number of Units**	**Operation and Maintenance Assessment Amounts: FY 2024/2025 and FY 2025/2026**	
Platted Parcels (per lot)		**Fiscal Year 2024-2025**	**Fiscal Year 2025-2026**
Single Family 40'	180	$695.03	$734.19
Single Family 50'	127	$868.79	$917.74
Single Family 60'	116	$1,042.55	$1,101.28
Single Family 70'	17	$1,216.31	$1,284.83

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than $398,297.87 in gross revenue (this gross revenue amount includes Hillsborough County's 6% collection costs and early payment discounts).

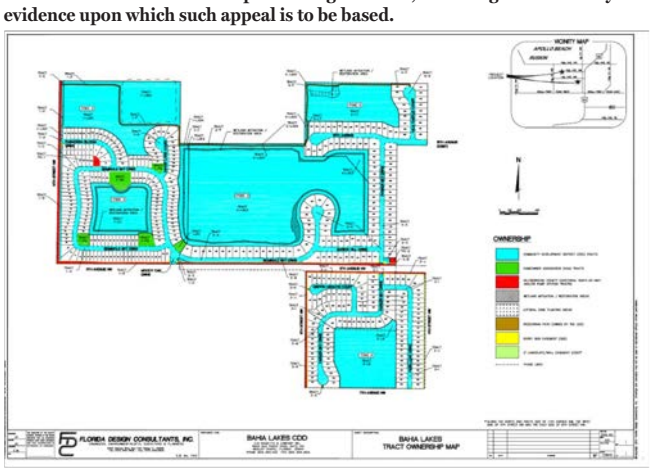
By operation of law, the District's yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2025/2026, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against 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 does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.**

Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578, Ph: 813-533-2950, 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 Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District 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 within twenty (20) 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.



Ruben Durand, District Manager
July 18, 25, 2025 25-02041H

Q&A
LV18237_V13
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.

--- ACTIONS / SALES / ESTATE / PUBLIC SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2206
IN RE: ESTATE OF EVELYN J. TYRE
Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: EVELYN J. TYRE, File Number 2025-CP-2206.

The address of the court where this probate is pending is: Circuit Court for Hillsborough County, Florida, 800 E. Twiggs St., Tampa. FL, 33602.

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

Date of death of the decedent is: 06/14/2025.

The date of first publication of this notice is: July 18, 2025

The second week of publication is: July 25, 2025

Personal Representative(s):
David W. Tyre.
Attorney for the representative(s):
By: /s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
July 18, 25, 2025 25-02128H

SECOND INSERTION

NOTICE TO ADMINISTRATION
(Testate)
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 25-CP-001329
IN RE: ESTATE OF:
JAN TREVETT FERNANDEZ,
deceased

The administration of the estate of JAN TREVETT FERNANDEZ, deceased, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa Florida. The estate is intestate. The name and address of the personal representative and the personal representatives' attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served must file on or before the date that is 3 months after the date of service of a copy of the notice of administration on that person any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Florida Statute 733.212, subsection (3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under s. 732.402 will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceeding involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to s. 732.2135(2), an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, or an attorney in fact or a guardian of the property of the surviving spouse, or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

The date of first publication of this notice is July 18, 2025.

Estate of JAN TREVETT FERNANDEZ
FRANCIS DANIEL CHAVEZ ,
Personal Representative
9609 East Sligh Avenue
Tampa Florida 33610
By: Jessica Saiontz, Esquire
Attorney for Estate of
JAN TREVETT FERNANDEZ
Florida Bar No. 1001615
9990 SW 77th Avenue, Suite 311
Miami, FL 33156
Telephone: (305) 374-5500 |
Fax: (305) 371-8100
July 18, 25, 2025 25-02111H

FOURTH 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 GIUSTINIANO, Individually and as Trustee of The Cheryl Giustiniano 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

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN OPERATION AND MAINTENANCE 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 Waterset North Community Development District (**"District"**) will hold two public hearings and a regular meeting as follows:

TWO PUBLIC HEARINGS AND REGULAR MEETING
DATE: August 26, 2025
TIME: 6:00 p.m.
LOCATION: Landings
7012 Sail View Lane
Apollo Beach, Florida 33572

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026 Budget"**). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments to help fund the District's Fiscal Year 2025/2026 Budget; to consider the adoption of an operation and maintenance assessment roll; and to provide for the levy, collection, and enforcement of the operation and maintenance special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy operations and maintenance special assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District boundaries is identified in the map attached hereto. The District presently operates and maintains stormwater facilities, amenity centers, landscaping, and other improvements. The District adopts its budgets for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay operation and maintenance assessments. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance special assessment for each product type within the District. (Note that this does not include any debt assessment previously levied by the District and due to be collected for Fiscal Year 2025/2026.)

WATERSET NORTH CDD
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$2,391,286.00**
COLLECTION COSTS AND EARLY PAYMENT DISCOUNTS @ 6%	**$152,635.28**
TOTAL O&M ASSESSMENTS	**$2,543,921.28**

Product Type	Number of Units	Operation and Maintenance Assessment Amounts: FY 2024/2025 and FY 2025/2026	
Platted Parcels (per lot)		**Fiscal Year 2024-2025**	**Fiscal Year 2025-2026**
Single Family 30'	44	$1,084.84	$1,150.10
Single Family 40'	301	$1,356.05	$1,437.62
Single Family 50'	592	$1,506.72	$1,597.36
Single Family 60'	349	$1,808.06	$1,916.83
Single Family 70'	153	$2,109.41	$2,236.30
Single Family 80'	25	$2,410.76	$2,555.78
Montessori School	1	$1,506.72	$1,597.36
Daycare	1	$1,506.72	$1,597.36
Townhome	46	$753.36	$798.68

The proposed operation and maintenance special assessments exclude collection cost and/or payment discounts that Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than $2,543,921.28 in gross revenue (this gross revenue amount includes Hillsborough County's 6% collection costs and early payment discounts).

By operation of law, the District's yearly assessments constitute a lien against benefitted property located within the District in the same manner as yearly property taxes. For Fiscal Year 2025/2026, the District intends to have the tax collector for Hillsborough County, Florida collect the assessments. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against 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 does not preclude the District from later expecting to collect those on assessments in a different manner at a future time.**

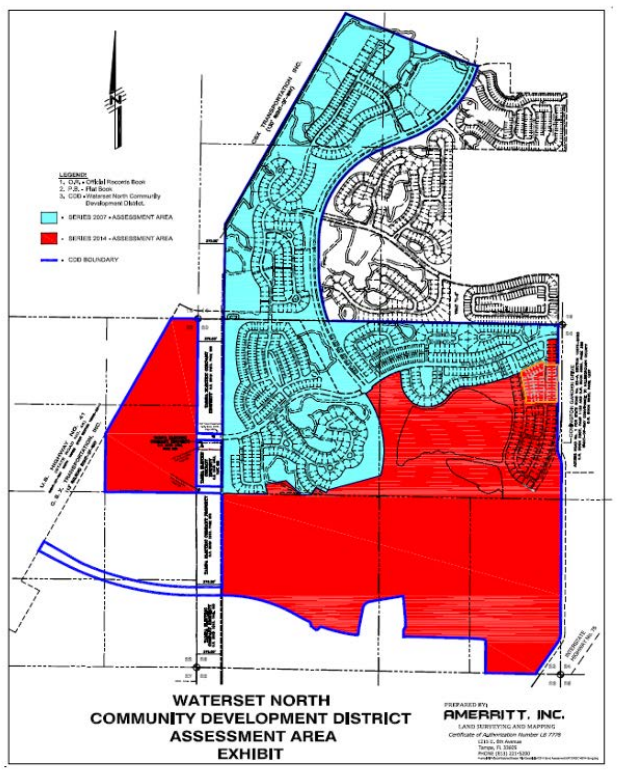
Miscellaneous Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578, Ph: 813-533-2950, 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 Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District 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 within twenty (20) 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.

Ruben Durand, District Manager



July 18, 25, 2025 25-02055H

SECOND INSERTION

Public Notice
Effective Aug 8, 2025 Loida Roldan, MD., will no longer be providing care at Optum.

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

Patients can obtain copies of their medical records at:
Optum – Sun City
787 Cortaro Dr.
Sun City Center, FL 33573
Phone: 1-813-634-2500
Fax: 1-813-634-3008

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

SECOND INSERTION

Public Notice
Effective August 11, 2025, Aparajita Mishra, MD, will no longer be providing care at WellMed.

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

Patients can obtain copies of their medical records at:
WellMed at Plant City
507 W Alexander St.
Plant City, Florida 33563
Phone: 1-813-754-3504
Fax: 1-813-359-2128

Jul. 18, 25; Aug. 1, 8, 2025
25-02115H

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-012573
Freedom Mortgage Corporation,
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lori Jo Pierce a/k/a Lori Pierce, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23-CA-012573 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lori Jo Pierce a/k/a Lori Pierce, Deceased; Jason Daniel Royalty a/k/a Jason Royalty 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 6th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 75 FEET THEREOF, AND LESS THAT TRACT DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, RUN WEST 451.20 FEET, THENCE NORTH 73 DEGREES 15 MINUTES 55 SECONDS EAST 470.09 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE SOUTH 137.45 FEET TO THE POINT OF BEGINNING.

TAX ID: U-30-29-22-ZZZ-000005-00040.0

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 9th 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 # 23-F00688
July 18, 25, 2025 25-02056H

SUBSCRIBE TO THE BUSINESS OBSERVER
Call: (941) 362-4848 or go to: www.businessobserverfl.com
Business Observer

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the K-Bar Ranch II Community Development District will hold two public hearings and a regular meeting on August 21, 2025 at 6:00 p.m. at the K-Bar Ranch II Amenity Center, located at: 10820 Mistflower Lane, Tampa, Florida 33647.

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

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at: **2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578, 813-533-2950** or email at: monolan@rizzetta.com during normal business hours.

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

K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$2,319,580.00**
COLLECTION COSTS @ 2.0%	**$49,352.77**
EARLY PAYMENT DISCOUNT @4%	**$98,705.53**
TOTAL O&M ASSESSMENT	**$2,467,638.30**

Land Use	Total #	Proposed O&M Assessment (including collection costs / early payment discounts)	EAU Factor for Allocating Field Costs
Platted Lots			
Villa	56	$1,761.18	0.60
SF 50'	444	$2,758.69	1.00
SF 65'	276	$3,506.82	1.30
SF 40'	78	$2,259.93	0.80

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

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

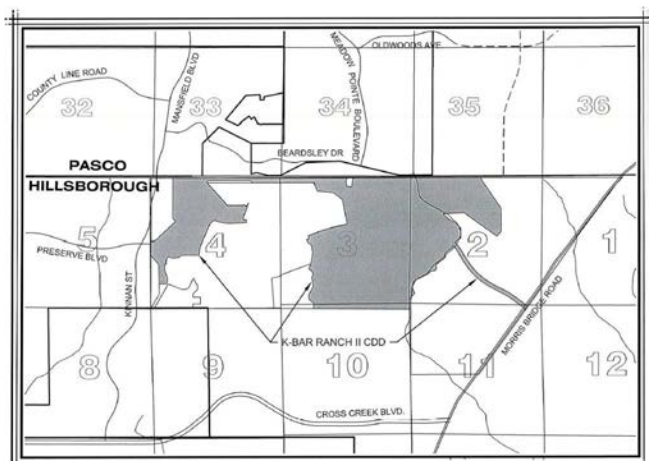
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Matt O'Nolan, District Manager



July 18, 25, 2025 25-02059H

THIRD 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

SECOND INSERTION

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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.

The Board of Supervisors (**"Board"**) for the Triple Creek Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 26, 2025
TIME: 6:00 P.M.
LOCATION: Hammock Club
13013 Boggy Creek Drive
Riverview, Florida 33579

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 (**"FY 2026"**). The second public hearing is being held pursuant to Chapters 190, 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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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 / Acres	EAU/ERU Factor	Proposed O&M Assessment
Single Family	2314	1.00	$2,889.67

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County (**"County"**) Tax Collect on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County 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.

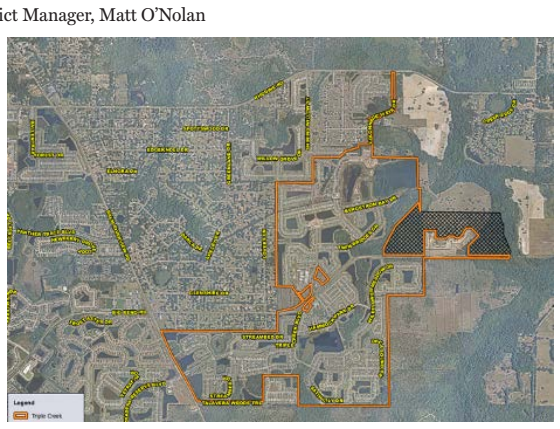
Additional Provisions

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 public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.triplecreekcdd.com/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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, Matt O'Nolan



July 18, 25, 2025 25-02048H

FOURTH 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 ESTA 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.
¡AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede 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 desechar 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

--- PUBLIC SALES ---

SECOND INSERTION

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 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.

The Board of Supervisors (**"Board"**) for the Waterset South Community Development District (**"District"**) will hold the following public hearings and regular meeting:

DATE: August 14th , 2025
TIME: 9:00 A.M.
LOCATION: 2700 South Falkenburg Road, Suite 2745
Riverview, Florida 33578

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 (**"FY 2026"**). The second public hearing is being held pursuant to Chapters 190, 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 FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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 description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed 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 / Acres	EAU/ERU Factor	Proposed O&M Assessment
PHASES A, D-1, D-2, G-1			
Single Family 40'	264	0.80	**$1,170.48**
Single Family 50'	182	1.00	**$1,463.10**
Single Family 60'	126	1.20	**$1,755.72**
Single Family 70'	26	1.40	**$2,048.34**
PHASE G-2			
Single Family 50'	167	1.00	**$1,463.10**
Single Family 60'	86	1.20	**$1,755.72**
Single Family 70'	50	1.40	**$2,048.34**
PHASE B			
Duplex/Paired Villa	46	0.00	**$919.87**
Single Family 50'	77	0.00	**$1,277.59**
Single Family 60'	59	0.00	**$1,533.11**
PHASE E			
Townhome 20'	132	0.40	**$585.24**
Townhome 24'	72	0.48	**$702.29**
Single Family 62.5'	76	1.25	**$1,828.87**
CONVENTIONAL			
Single Family 40' (PH H)	71	0.00	**$0.00**
Single Family 50' (PH H)	77	0.00	**$0.00**
Single Family 60' (PH H)	13	0.00	**$0.00**
Single Family 70' (PH H)	25	0.00	**$0.00**
AGE QUALIFIED			
Duplex/Paired Villa (PH C)	54	0.00	**$0.00**
Single Family 50' (PH C)	176	0.00	**$0.00**
Single Family 60' (PH C)	140	0.00	**$0.00**

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Hillsborough County (**"County"**) Tax Collector on the 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 public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County 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 public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614, (813) 933-5571 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://www.watersetsouthcdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

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.

Ruben Durand, District Manager

July 18, 25, 2025 25-02058H

SECOND INSERTION

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

The Board of Supervisors (the **"Board"**) of the Touchstone Community Development District (the **"District"**) will hold a public hearing and a meeting on August 12, 2025, at 8:00 a.m. at The Touchstone Clubhouse located at 4205 Wild Senna Blvd, Tampa, Florida 33619.

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 two (2) days before the meeting at https://www.touchstonecdd.com/ or may be obtained by contacting the District Manager's office via email at alba.sanchez@inframark.com or via phone at 813-991-1116.

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.

Alba Sanchez, District Manager
July 18, 25, 2025 25-02108H

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the DG Farms Community Development District

The Board of Supervisors (the **"Board"**) of the DG Farms Community Development District (the **"District"**) will hold a public hearing and a meeting on August 11, 2025, at 6:00 p.m. at the Holiday Inn Express & Suites located at 226 Teco Road, Ruskin, Florida 33701.

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.dgfarmscdd.org or may be obtained by contacting the District Manager's office via email at andy@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.

Andy Mendenhall, District Manager
July 18, 25, 2025 25-02109H

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the West Lake Community Development District

The Board of Supervisors (the **"Board"**) of the West Lake Community Development District (the **"District"**) will hold a public hearing and a meeting on August 13, 2025, at 1:00 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 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 18, 25, 2025 25-02039H

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Gas Worx Community Development District

The Board of Supervisors (the **"Board"**) of the Gas Worx Community Development District (the **"District"**) will hold a public hearing and a meeting on Monday, August 18, 2025, at 1:30 p.m. at the Offices of Kettler, located at 1314 E. 7th Ave., Tampa, FL 33605.

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 at www.gasworxcdd.com, or may be obtained by contacting the District Manager's office via email at Brian.Lamb@inframark.com or via phone at (813) 991-1140.

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.

Brian Lamb, District Manager
July 18, 25, 2025 25-02042H

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-005375
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST,
Plaintiff, VS.
UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF MARY D. ALEXANDER, DECEASED; et al.,
Defendant(s).

TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Mary D. Alexander, Deceased
Last Known Residence: Unknown

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

LOT 218, FERN CLIFF, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE(S) 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before August 20, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on July 15, 2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1133-3764B
Ref# 11898
July 18, 25, 2025 25-02130H

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
LV10248

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Riverbend West Community Development District

The Board of Supervisors (the **"Board"**) of the Riverbend West Community Development District (the **"District"**) will hold a public hearing and a meeting on Monday, August 18, 2025, at 6:00 p.m. at the SouthShore 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://www.riverbendwestcdd.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 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.

LOT SIZE	OM Units	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual $ Increase	Monthly $ Increase
Single Family	255	$2,207.61	$1,068.53	**106.6%**	**$1,139.08**	**$94.92**
Single Family Partial	84	$2,207.61	$1,068.53	**106.6%**	**$1,138.08**	**$94.92**

PLEASE NOTE: This chart shows the proposed maximum increase on both an annual and monthly basis. The actual increase in assessment may end up being lower than listed above. Please contact us directly with any questions.

The O&M Assessments (in addition to debt assessments, if any) will appear on the 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.

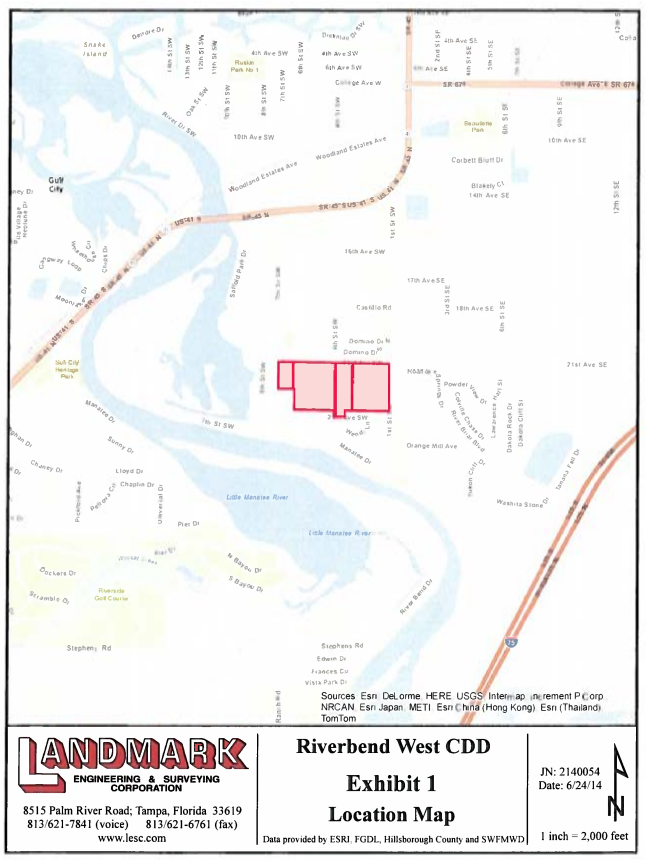
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

Kristee Cole, District Manager



July 18, 2025 25-02066H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2399
Division B
IN RE: ESTATE OF BERNADETTE PHILBIN
Deceased.

The administration of the estate of Bernadette Philbin, deceased, whose date of death was March 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative:
/s/ Tara Philbin
Tara Philbin
6463 109th Avenue N.
Pinellas Park, FL 33782
Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
July 18, 25, 2025 25-02114H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002165
Division: A
IN RE: ESTATE OF DEBRA LYNN GADZAK MCWHIRTER,
Deceased.

The administration of the Estate of Debra Lynn Gadzak McWhirter, deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33609. 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 18, 2025.

Personal Representative:
Christopher McComas
9507 McIntosh Road
Dover, Florida 33527
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
July 18, 25, 2025 25-02053H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2169
IN RE: ESTATE OF JOHN W. MCALINDEN, aka JOHN WARREN MCALINDEN, JR.
Deceased.

The administration of the estate of JOHN W. MCALINDEN, also known as JOHN WARREN MCALINDEN, JR., deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 18, 2025.

DEBORAH A. MCALINDEN
Personal Representative
10612 Stanford Road
Wimauma, FL 33598
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 18, 25, 2025 25-02074H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2329
IN RE: ESTATE OF ROXANNE BARBARA ANDERSON,
Deceased.

The administration of the estate of ROXANNE BARBARA ANDERSON, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 18, 2025.

ROBERT D. HINES
Personal Representative
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 18, 25, 2025 25-02088H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
UCN: 292025CP002146A001HC
Ref. 25-CP-002146
IN RE: ESTATE OF CLYDE GUPTA, a/k/a CLYDE GOOPTAR,
Deceased.

If you have been served with a copy of this NOTICE and you have any claim or demand against the Decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the Court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the Court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN F.S. §733.702 WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS WHICH HAVE NOT BEEN FILED WILL BE BARRED 2 YEARS AFTER THE DECEDENT'S DEATH.

The address of the court where this probate is pending is 800 E. Twiggs Street, Tampa, Florida 33602.

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 F.S. §§ 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under F.S. §732.2211.

The date of death of the Decedent is March 29, 2025.

The date of first publication of this NOTICE is July 18, 2025.

Cynthia I. Rice, Esq.
CYNTHIA I. RICE, P.A.
1744 N. Belcher Rd., Ste. 200
Clearwater, FL 33765
Tel.: (727) 799-1277
Fax: (727) 799-1276
crice@cricelaw.com
FBN0603783/SPN648738
Attorneys for Personal Representative
July 18, 25, 2025 25-02129H

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-002289
Division A
IN RE: ESTATE OF JOSEPH BONOMOLO,
Decedent.

The administration of the estate of JOSEPH BONOMOLO, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The 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 §§ 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under § 732.2211, Florida Statutes.

The date of first publication of this notice is: July 18, 2025.

Signed on this 16th day of July, 2025.

Jeffrey Blinn
3725 Bob Evans Dr.
Valrico, FL 33594
Personal Representative
Timothy C. Martin, Esq.
Florida Bar No. 91842
Martin Law Office, P.A.
PO Box 55234
St. Petersburg, FL 33732
Telephone: (813) 260-1413
Email: timm@martinlawfl.com
Attorney for Personal Representative
July 18, 25, 2025 25-02132H

---ACTIONS / PUBLIC SALES ---

THIRD 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-002533 DIV: I
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v.
DAVID LEE, et al., Defendants.

TO: Shayna Ginae Mora
1018 Melrose Avenue S
Saint Petersburg FL 33705
Shayna Ginae Mora
2316 W La Salle St.
Tampa, FL 33607
Mary Jessica Lee
2811 Abilene Trail
Polk City FL 33868
Mary Jessica Lee
208 Wisdom St.
Moberly, MO 65270
Christopher Lee
1313 E. 33rd Avenue
Tampa FL 33603

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

Lots 14 and 15, TIBBETTSVILLE, according to the plat thereof on file in the office of the Clerk of Circuit Court, in and for Hillsborough County, Florida, recorded in Plat Book 29, Page 15, and lands situate, lying and being in Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, by 8/14/25 or thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa FL 33602.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 9 day of July, 2025.

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

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL
July 18, 25, 2025 25-02101H

SECOND INSERTION

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF 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 for the Waterset Central Community Development District (**"District"**) will hold the following two public hearings and a regular meeting:

TWO PUBLIC HEARINGS AND REGULAR MEETING
DATE: Wednesday, August 13, 2025
TIME: 5:30 p.m. (EST)
LOCATION: The Waterset Club
7281 Paradiso Drive
Apollo Beach, FL 33572

The purpose of the first public hearing is to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026 Budget"**). The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes.

The purpose of the second public hearing is to consider the imposition of operation and maintenance special assessments upon the lands located within the District to fund the District's Fiscal Year 2025/2026 Budget; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on benefitted property within the District in order to fund the District's general administrative, operations, and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. A geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District presently operates and maintains storm water facilities, landscaping and irrigation, parks and recreation facilities, and other improvements. The District adopts its budget for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

All benefited lands within the District pay these assessments. Lands within the District are assigned units of measurement, known as "Equivalent Assessment Units" or "EAUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed operation and maintenance assessments for each product type within the District. (**Note that this does not include any debt assessments previously levied by the District and due to be collected for Fiscal Year 2025/2026**):

WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$1,974,559.00**
COLLECTION COSTS @ 2%	**$42,011.89**
EARLY PAYMENT DISCOUNTS @ 4 %	**$84,023.79**
TOTAL O&M ASSESSMENT	**$2,100,594.68**

LOT SIZE	# OF UNITS PLANNED	EAU FACTOR	PROPOSED OPERATION & MAINTENANCE ASSESSMENT
Townhomes	112	.44	$1,928.53
Villas	120	.78	$1,954.27
SF 40 Series	150	.80	$1,955.78
SF 50 Series	331	1.00	$1,970.93
SF 60 Series	270	1.20	$1,986.07
SF 70 Series	84	1.40	$2,001.21
TOTAL O&M ASSESSMENT			**$2,100,594.68**

The proposed operation and maintenance assessments include collection costs and/or early payment discounts, which Hillsborough County may impose on assessments that are collected on the Hillsborough County tax bill. The District expects to collect no more than **$2,100,594.68** in gross revenue, including collection costs and/or early payment discounts.

By operation of law, the District's assessments each year constitute a lien against benefitted property located within the District just as do each year's property taxes. For Fiscal Year 2025/2026, the District intends to have the Tax Collector for Hillsborough County, Florida collect the assessments imposed on the benefitted property within the District. **It is important to pay your assessment since failure to pay will cause a tax certificate to be issued against 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.

Miscellaneous Provisions

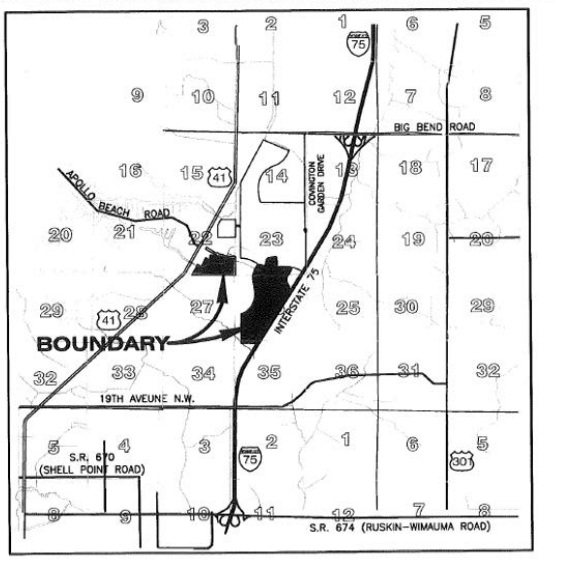
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the proposed budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at The Offices of Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745 Riverview FL 33578, Ph: 813-533-2950, 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 Office at 813-533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District 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 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.

Ruben Durand, District Manager

LOCATION MAP
WATERSET CENTRAL COMMUNITY DEVELOPMENT DISTRICT



July 18, 25, 2025 25-02054H

--- ACTIONS ---

FIFTH 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.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address). Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.

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 6/17/2025.

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

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, 2025
25-01814H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CA-003465
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATOR OF RESTORATION III TRUST, A DELAWARE STATUTORY TRUST, Plaintiff, vs.
THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS; JOHNNIE ALVIN DAVIS; ANNIE RUTH DAVIS A/K/A ANNIE RUTH COBB; CLERK OF THE COURT OF HILLSBOROUGH COUNTY; STATE OF FLORIDA; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s).

TO: THE HEIRS AND OR DEVISEES OF ALICE E. DAVIS at last known address: unknown.
ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN: at last known address: unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose on real and personal property located at in Hillsborough County, Florida:

The East 50 feet of the West 153.9 feet of the South 100 feet of Lot 19, FOREST HEIGHTS, according to the plat thereof as recorded in Plat Book 26, Page 42, Public Records of Hillsborough County, Florida.

With a street address of: 4219 W. Green Street, Tampa, FL 33607.

has been filed against you. You are required to serve a copy of your written defenses, if any, to Vivian A. Jaime, Esquire, Plaintiff's attorney, Ritter, Zaretsky, Lieber & Jaime, LLP, Telephone: (305) 372-0933, 2800 Biscayne Boulevard, Suite 500, Miami, Florida 33137, Primary E-mail: Vivian@rzllaw.com; Secondary E-mail: efile@rzllaw.com WITHIN THIRTY DAYS FROM THE FIRST DATE OF PUBLICATION, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If you fail to do so, a default will be entered against you for the relief demanded in the Complaint. Submit your written defenses on or before 8/14/25.

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

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: 7/9/2025

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

Submitted by:
Vivian A. Jaime, Esq.
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Telephone: (305) 372-0933
Email: Vivian@rzllaw.com and Denise@rzllaw.com
July 18, 25, 2025 25-02067H

Q&A

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.

LV8237_V25

--- ACTIONS / SALES ---

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-002409
DIVISION: D
ATLANTIC INDEMNITY ONE GROUP, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY,
Plaintiff, vs.
PALMETTO COVE COMMUNITY ASSOCIATION 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated April 15, 2025, and entered in Case No.: 25-CA-002409 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the property will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 26th day of August, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)

LOT 5 BLOCK 8 OF PALMETTO COVE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 7 THROUGH 9, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Address: 4535 LIMERICK DRIVE, TAMPA, FL 33610-9173

The above is to be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled 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.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
July 18, 25, 2025 25-02118H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-007326
FIFTH THIRD BANK, NATIONAL ASSOCIATION.,
Plaintiff, vs.
MARJORIE A DIXON, et al.,
Defendant.

To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST MARJORIE A. DIXON A/K/A MARJORIE DIXON A/K/A MARJORIE ANN DIXON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
(RESIDENCE UNKNOWN)

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

LOT 26, BLOCK 11, ENGLEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 59, 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 McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 7/22/2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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

WITNESS my hand and seal of this Court this 16 day of June, 2025.

Victor Crist
CLERK OF COURT OF HILLSBOROUGH COUNTY
(SEAL) By Jennifer Taylor
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
24-10281FL
July 18, 25, 2025 25-02096H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-003616
METROPOLITAN LIFE INSURANCE COMPANY
Plaintiff vs.
ANGIE S. ROMAN F/K/A ANGIE S. HURTADO; et al
Defendants

TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
Property address:
1334 Coolmont Dr
Brandon Florida 33511

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Hillsborough County, Florida regarding the subject property with a legal description, to-wit:

LOT 4, BLOCK 3, HEATHER LAKES UNIT XIX, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 50 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 8/14/2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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, To request such an accomodation please contact the Clerk's ADA Coordinator at Clerk of Court & Comptroller's Office ADA Coordinator 601 E. Kennedy Blvd., Tampa, FL 33602 (813) 279-8100, Ext. 4347 within seven working days of the date the service is needed, 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 on 7/9/2025

VICTOR D. CRIST
CLERK OF THE COURT
(SEAL) By: JENNIFER TAYLOR
As Deputy Clerk
Clerk of Court address
800 E. Twiggs St., Room 101
Tampa, FL 33602

Gary Gassel, Esquire,
Law Office of Gary Gassel, P.A.
the plaintiff's attorney,
2191 Ringling Boulevard,
Sarasota, Florida 34237
Primary email address
Pleadings@Gassellaw.com
July 18, 25, 2025 25-02092H

SECOND INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000976
Division A
IN RE: ESTATE OF RITA D. BEDARD, aka DORIS RITA OVELETTE
Deceased.

TO: RENEE GAUDET Address unknown.
RHONDA MASTERS Address unknown.
ALAN JACKLIN Address unknown.
JOEL JACKLIN Address unknown.
JON JACKLIN Address unknown.
JILL ST. JEAN Address unknown.
ROBERT ST. JEAN Address unknown.
KEITH ST. JEAN Address unknown.
CHRISTINE STROUT Address unknown.

ANY KNOWN OR UNKNOWN NATURAL PERSON, AND, WHEN DESCRIBED AS SUCH, THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, OR OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST ANY KNOWN OR UNKNOWN PERSON WHO IS KNOW TO BE DEAD OR IS NOT KNOWN TO BE EITHER DEAD OR ALIVE.

YOU ARE NOTIFIED that a Petition for Establishment and Probate of Lost or Destroyed Will and Appointment of Personal Representative has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: JAMES S. EGGERT, EGGERT FITZPATRICK, 811-B Cypress Village Blvd., Ruskin, FL 33573 on or before September 3, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

Signed on this 8 day of JULY, 2025.

As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

JAMES S. EGGERT,
EGGERT FITZPATRICK,
811-B Cypress Village Blvd.,
Ruskin, FL 33573
Jul. 18, 25; Aug. 1, 8, 2025
25-02091H

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-004887
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
CLAYTON THOMAS WHEELER, et. al.
Defendant(s),

TO: CLAYTON THOMAS WHEELER, UNKNOWN SPOUSE OF CLAYTON THOMAS WHEELER,
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 17, BLOCK 4, LAKEMONT HILLS - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 30, 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 August 18 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.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this JUL 11 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
25-274766
July 18, 25, 2025 25-02068H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-003735
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
RACHEL CRUZ LEIVA, et al.,
Defendants.

TO: RACHEL CRUZ LEIVA
6700 N ROME AVE 525C,
TAMPA, FL 33604

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

LOT 48, BLOCK 6, HERITAGE ISLES PHASE 3E UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE (S) 29-1 THROUGH 29-5, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 8/14/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. The Clerk of Court address is 800 E. Twiggs St., Tampa, FL 33602.

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

WITNESS my hand and the seal of this Court this 9 day of August, 2025.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-01600
July 18, 25, 2025 25-02051H

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-DR-003693-DIV-C
IN RE: THE MARRIAGE OF LOLITA BENITEZ,
Petitioner/Wife,
and
JOSE BENITEZ,
Respondent/Husband.

TO: JOSE BENITEZ
724 Parsons Pointe Street
Seffner, FL 33584

YOU ARE HEREBY NOTIFIED that an action for Dissolution of Marriage has been filed against you. You are required to serve written defenses to Wife's Petition for Dissolution of Marriage to Wife's counsel, K. DEAN KANTARAS, ESQUIRE, BCS, The Law Office of K. Dean Kantaras, P.A., 111 S. Albany Ave, #200, Tampa, FL 33606, attorneys @kantaraslaw.com, julie@kantaraslaw.com.

A copy of such written defenses must be served on the aforementioned counsel on or before 8/7/2025, and the original must be filed with the Hillsborough County Clerk of Court at the 800 East Twiggs Tampa, Florida 33602; or PO Box 3450, Tampa, Florida 33601, before service on Wife's counsel or immediately thereafter. IF YOU FAIL TO DO SO, A DEFAULT MAY BE ENTERED AGAINST YOU FOR THE RELIEF DEMANDED IN THE PETITION.

Copies of all court documents in this case, including orders, are available at the Hillsborough County Clerk of Court's office. You may review these documents upon request. You must keep the Hillsborough County Clerk of Court notified of your current address. You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915, Future papers in this lawsuit will be mailed to the address on record at the Clerk's office. WARNING: Florida Family Law Rule of Procedure 12.285 requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

Dated: 7/2/2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

K. DEAN KANTARAS, ESQUIRE, BCS,
The Law Office of K. Dean Kantaras, P.A.,
111 S. Albany Ave, #200,
Tampa, FL 33606,
attorneys@kantaraslaw.com,
julie@kantaraslaw.com.
Jul. 18, 25; Aug. 1, 8, 2025
25-02036H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-013796
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
MICHAEL H. TWIDDY, et al.,
Defendants.

NOTICE is hereby given that Victor Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on August 28, 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 2, Block "I", of FISHHAWK RANCH TOWNCENTER PHASE "1B", according to the Map or Plat thereof, as Recorded in Plat Book 101, Page 94, of the Public Records of Hillsborough County, Florida.

Property Address: 16217 Bridgecrossing Drive, Lithia, FL 33547

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 16th 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 18, 25, 2025 25-02125H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-012731
AMERIHOME MORTGAGE COMPANY, LLC;
Plaintiff, vs.
RICHARD A. LITCHFIELD, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated May 8, 2025, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on August 5, 2025, the following described property:

Lot 22, Block 1, Westchase Section "370", according to the plat thereof, recorded in Plat Book 75, Page 71, of the Public Records of Hillsborough County, Florida.

Property Address: 10510 ROCHESTER WAY, TAMPA, FL 33626

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.

Donna Evertz, Esq. FBN. 19232
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-01879 /
CASE NO.: 23-CA-012731
July 18, 25, 2025 25-02086H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 23-CA-000876
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AMQ 2006-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EVELYN PARPER, DECEASED; EMELIA GABBIDON; UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA; TAMBA SONGU-MBRIWA; SOHKOR SOLANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; TRINITY FINANCIAL SERVICES, LLC; FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES; SERVICE FINANCE COMPANY, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 4, 2025 and entered in Case No. 23-CA-000876, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AMQ 2006-HE7 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AMQ 2006-HE7 is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF EVELYN PARPER, DECEASED; EMELIA GABBIDON; UNKNOWN SPOUSE OF EMELIA GABBIDON; SAHR SONGU-MBRIWA; TAMBA SONGU-MBRIWA; SOHKOR SOLANKE; AIAH SONGU-MBRIWA; OMOHJOWO SONGU-MBRIWA; EVELYN SEKAJIPO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TRINITY FINANCIAL SERVICES, LLC; FAWN RIDGE MAINTENANCE ASSOCIATION, INC.; UNIQUE SERVICES; SERVICE FINANCE COMPANY, LLC; 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 August 4, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 76, FAWN RIDGE VILLAGE "A", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 72, PAGE(S) 19, 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 15th day of July 2025.
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 21-00221 SPS
V6.20190626
July 18, 25, 2025 25-02117H

SECOND 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-001913
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
ELSA ANTONIA CINTRON AKA ELSA A CINTRON AKA ELSA CINTRON, KATHERINE M. GOING, et al.
Defendants.

TO: KATHERINE M GOING
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
204 LAKEVIEW DR
TARPON SPGS, FL 34689 5380
UNKNOWN SPOUSE OF
KATHERINE M GOING
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
204 LAKEVIEW DR
TARPON SPGS, FL 34689
UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING
SERVICE AT:
10243 VILLA PALAZZO CT
TAMPA, FL 33615

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

LOT 1, BLOCK C, WEST BAY TOWNHOMES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 51 AND 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 10243 VILLA PALAZZO CT, TAMPA, FL 33615 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 7/23/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: June 17, 2025.
CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street, Room 530
Tampa, Florida 33602
(SEAL) By: JENNIFER TAYLOR
Deputy Clerk

David R. Byars
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2529163/wlp
July 18, 25, 2025 25-02076H

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-005009
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,
Plaintiff, vs.
RONALD ZWEIG, TRUSTEE OF THE ZWEIG REVOCABLE TRUST DATED APRIL 20, 1999 AND RONALD ZWEIG, et al.
Defendant(s),

TO: UNKNOWN BENEFICIARIES OF THE ZWEIG REVOCABLE TRUST DATED APRIL 20, 1999,
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

CONDOMINIUM UNIT NO. 203 B, OF BUILDING B, EGYPT LAKE BEACH CLUB, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 4916, PAGE 438, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGE 75, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before August 18, 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 the seal of this Court at Hillsborough County, Florida, this 11th day of July, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
25-295428
July 18, 25, 2025 25-02078H

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. 24-CA-006079
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1,
Plaintiff, vs.
ANODAS HALLETT A/K/A ANODA HALLET AND TIMOTHY E. HALLETT, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 12, 2025, and entered in 24-CA-006079 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 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1 is the Plaintiff and ANODAS HALLETT A/K/A ANODA HALLET; TIMOTHY E. HALLETT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY 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 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, SOUTH COUNTY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 89 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 15226 CARLTON LAKE RD, WIMAUMA, FL 33598

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

IMPORTANT

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

Dated this 14 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
24-248979 - ErS
July 18, 25, 2025 25-02104H

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 23-CA-016153
DIVISION: I
RF -Section II
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 12, 2025 and an Order Resetting Sale dated July 1, 2025 and entered in Case No. 23-CA-016153 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on August 7, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

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

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

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

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

DATED July 10, 2025.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-195390 / TM1
July 18, 25, 2025 25-02071H

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. 18-CA-007672
SELENE FINANCE LP,
Plaintiff, vs.
JAMES J. HEDAHL AKA JAMES HEDAHL AND JUAN C. RICARDES, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 18, 2025, and entered in 18-CA-007672 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and JAMES J. HEDAHL AKA JAMES HEDAHL; UNKNOWN SPOUSE OF JAMES J. HEDAHL AKA JAMES HEDAHL; JUAN C. RICARDES 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 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 5, MIDWAY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE(S) 93, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6108 ELKINS AVENUE SOUTH, TAMPA, FL 33611

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

IMPORTANT

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

Dated this 14 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
17-117546 - NaC
July 18, 25, 2025 25-02102H

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. 29-2024-CA-005340
UNITED WHOLESALE MORTGAGE, LLC,
Plaintiff, vs.
JACOB H. CROCKER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 08, 2025, and entered in 29-2024-CA-005340 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein UNITED WHOLESALE MORTGAGE, LLC is the Plaintiff and JACOB H. CROCKER; EXCHANGE AT WESTSHORE HOMEOWNERS' ASSOCIATION, INC.; WELLS FARGO BANK, N.A. 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 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 33, SOUTH WESTSHORE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4810 W MCELROY AVENUE #7, TAMPA, FL 33611

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

IMPORTANT

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

Dated this 14 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
24-212612 - MaM
July 18, 25, 2025 25-02103H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000476
IN RE: ESTATE OF JANET A. HAMLIN, Deceased.

The administration of the estate of Janet A. Hamlin, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 07/18/2025.

Personal Representative:
Drew Daddono
1227 North Franklin Street
Tampa, Florida 33602
Attorney for Personal Representative:
Drew Daddono, Esq.
Florida Bar Number: 111946
1227 North Franklin Street
Tampa, FL 33602
(813) 444-2573
contact@anchortrustmanagement.com
drew@anchortrustmanagement.com
July 18, 25, 2025 25-02075H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001497
Division: A
IN RE: ESTATE OF JOHN THOMAS KIELEY, Deceased.

The administration of the Estate of John Thomas Kieley, deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33609. 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 18, 2025.

Personal Representative:
Patricia Ann Kieley
111 Hamlet Hill Road, Unit 506
Baltimore, Maryland 21210
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
July 18, 25, 2025 25-02073H

SECOND 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. 21-CA-008872
DIVISION: E
RF -Section I
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF AMADA HERNANDEZ A/K/A AMADA N. HERNANDEZ A/K/A AMANDA NIURKA HERNANDEZ, DECEASED; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CHARLOTTE NIXSE DESCHANEL A/K/A CHARLOTTE N. DESCHANEL A/K/A BARBARA NIXSE MENENDEZ; NIURKA CALVACHE; 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 July 3, 2025, and entered in Case No. 21-CA-008872 of the Circuit Court in and for Hillsborough County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF AMADA HERNANDEZ A/K/A AMADA N. HERNANDEZ A/K/A AMANDA NIURKA HERNANDEZ, DECEASED; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CHARLOTTE NIXSE DESCHANEL A/K/A CHARLOTTE N. DESCHANEL A/K/A BARBARA NIXSE MENENDEZ; NIURKA CALVACHE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on October 1, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 19, BLOCK 2, PEBBLEBROOK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 54 OF THE PUBLIC RECORDS OF HILLSBORUGH COUNTY, FLORIDA.

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

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

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

DATED 7/10/2025.
By: /s/ Sheena M. Diaz
Sheena M. Diaz
Florida Bar No.: 97907
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
1162-158987 / TM1
July 18, 25, 2025 25-02110H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-012733
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF IMPERIAL FUND MORTGAGE TRUST 2021-NQM2
Plaintiff, v.
SHANTAE HOPPS; ESPERANZA HOPPS; UNKNOWN TENANT 1; UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 8, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 15 IN THE NE 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE WEST 100 FEET FOR A POINT OF BEGINNING; FROM THENCE RUN WEST 200 FEET, THENCE NORTH 217 1/2 FEET, THENCE EAST 200 FEET, AND THENCE SOUTH 217 1/2 FEET TO THE POINT OF BEGINNING.
a/k/a 10010 ALSOBROOK AVE, RIVERVIEW, FL 33578-5005

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on August 06, 2025 beginning at 10:00 AM.

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 as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 7 day of July, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008830
July 18, 25, 2025 25-02072H

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 2024-CA-001319
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-4, MORTGAGE BACKED NOTES,
Plaintiff v.
JENNIFER D. TISHLER; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated April 9, 2025, and Order on Plaintiff's Motion to Cancel & Reschedule Foreclosure Sale Set for July 15, 2025 dated June 20, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 19th day of August, 2025, at 10:00 A.M. to the highest and best bidder for cash, at http://www.hillsborough.realforeclose.com on the following described property:

LOT 2, BLOCK 4, HARBOR VIEW PALMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 3302 W Harbor View Avenue, Tampa, FL 33611

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

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

Dated: July 10, 2025.
BITMAN, O'BRIEN, PLLC
/s/ Samantha Darrigo
Samantha Darrigo, Esquire
Florida Bar No.: 92331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
July 18, 25, 2025 25-02063H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-006292
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST
Plaintiff(s), vs.
ANITA NEWTON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 8, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of August, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 5, BLOCK 5, EDGEWATER PLACE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 73 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 8517 Edgewater Place Boulevard, Tampa, FL 33615

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.

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

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ`S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1- 800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-005975-1
July 18, 25, 2025 25-02057H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-002613
DIVISION: K
Truist Bank
Plaintiff, -vs.-
Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Anthony G. Friel; Unknown Spouse of Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Anthony G. Friel; GoodLeap, LLC f/k/a Loanpal, LLC; 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. 24-CA-002613 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Truist Bank, Plaintiff and Antony G. Friel a/k/a Antony Friel a/k/a Antony Gallagher Friel a/k/a Anthony G. Friel 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 8, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 14, SUNSET PARK, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 46, 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:
mtebbi@logs.com
By: /s/ Lara Diskin
FL Bar # 43811
for Michael L. Tebbi, Esq.
FL Bar # 70856
24-330964 FC01 SUT
July 18, 25, 2025 25-02120H

SECOND 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.: 19-CA-010138
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT,
Plaintiff, v.
DAVID CONCEPCION, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on June 29, 2022 and entered in Case No. 19-CA-010138 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein DAVID CONCEPCION, et al, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on September 10, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 20, IN BLOCK 5, OF BELMONT PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 62, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 10205 STEDFAST CT, RUSKIN, FL 33573 (the "Property").

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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.

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
fcpleadings@ghidottiberger.com
July 18, 25, 2025 25-02062H

MAN'S RIGHTS

By Ayn Rand

A special reprinting of a classic essay on freedom.

'There is only one fundamental right ... a man's right to his own life.' When the United States began, its founders were the only ones in history to recognize man as an end in himself, not as a sacrificial means to the ends of 'society.'

If one wishes to advocate a free society — that is, capitalism — one must realize that it's indispensable foundation is the principle of individual rights.

If one wishes to uphold individual rights, one must realize that capitalism is the only system that can uphold and protect them. And if one wishes to gauge the relationship of freedom to the goals of today's intellectuals, one may gauge it by the fact that the concept of individual rights is evaded, distorted, perverted and seldom discussed, most conspicuously seldom by the so-called "conservatives."

"Rights" are a moral concept — the concept that provides a logical transition from the principles guiding an individual's actions to the principles guiding his relationship with others — the concept that preserves and protects individual morality in a social context — the link between the moral code of a man and the legal code of a society, between ethics and politics. Individual rights are the means of subordinating society to moral law.

Every political system is based on some code of ethics. The dominant ethics of mankind's history were variants of the altruist-collectivist doctrine, which subordinated the individual to some higher authority, either mystical or social. Consequently, most political systems were variants of the same statist tyranny, differing only in degree, not in basic principle, limited only by the accidents of tradition, of chaos, of bloody strife and periodic collapse.

Under all such systems, morality was a code applicable to the individual, but not to society. Society was placed outside the moral law, as its embodiment or source or exclusive interpreter — and the inculcation of self-sacrificial devotion to social duty was regarded as the main purpose of ethics in man's earthly existence.

Since there is no such entity as "society," since society is only a number of individual men, this meant, in practice, that the rulers of society were exempt from moral law; subject only to traditional rituals, they held total power and exacted blind obedience — on the implicit principle of: "The good is that which is good for society (or for the tribe, the race, the nation), and the ruler's edicts are its voice on earth."

This was true of all statist systems, under all variants of the altruist-collectivist ethics, mystical or social. "The Divine Right of Kings" summarizes the political theory of the first — "Vox populi, vox dei" of the second. As witness: The theocracy of Egypt, with the Pharaoh as an embodied god — the unlimited majority rule or democracy of Athens — the welfare state run by the Emperors of Rome — the Inquisition of the late Middle Ages — the absolute monarchy of France — the welfare state of Bismarck's Prussia — the gas chambers of Nazi Germany — the slaughterhouse of the Soviet Union .

All these political systems were expressions of the altruist-collectivist ethics — and their common characteristic is the fact that society stood above the moral law; as an omnipotent, sovereign whim worshiper. Thus, politically, all these systems were variants of an amoral society.

The most profoundly revolutionary achievement of the United States of America was the subordination of society to moral law.

The principle of man's individual rights represented the extension of morality into the social system — as a limitation on the power of the state, as man's protection against the brute force of the collective, as the subordination of might to right. The United States was the first moral society in history.

All previous systems had regarded man as a sacrificial means to the ends of others, and society as an end in itself. The United States regarded man as an end in himself, and society as a means to the peaceful, orderly, voluntary coexistence of individuals. All previous systems had held that man's life belongs to society, that society can dispose of him in any way it pleases, and that any freedom he enjoys is his only by favor, by the permission of society, which may be revoked at any time.

Society has no rights

The United States held that man's life is his by right (which means: by moral principle and by his nature), that a right is the property of an individual, that society as such has no rights, and that the only moral purpose of a government is the protection of individual rights.

A "right" is a moral principle defining and sanctioning a man's freedom of action in a social context. There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action — which means: the freedom to take all the actions required by the nature of a rational being for the support, the furtherance, the fulfillment and the enjoyment of his own life. (Such is the meaning of the right to life, liberty, and the pursuit of happiness.)

The concept of a "right" pertains only to action specifically, to freedom of action. It means freedom from physical compulsion, coercion or inter-

ference by other men.

Thus, for every individual, a right is the moral sanction of a positive — of his freedom to act on his own judgment, for his own goals, by his own voluntary, uncoerced choice. As to his neighbors, his rights impose no obligations on them except of a negative kind: to abstain from violating his rights.

The right to life is the source of all rights — and the right to property is their only implementation. Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

Bear in mind that the right to property is a right to action, like all the others: It is not the right to an object, but to the action and the consequences of producing or earning that object. It is not a guarantee that a man will earn any property, but only a guarantee that he will own it if he earns it. It is the right to gain, to keep, to use and to dispose of material values.

The concept of individual rights is so new in human history that most men have not grasped it fully to this day. In accordance with the two theories of ethics, the mystical or the social, some men assert that rights are a gift of God — other, that rights are a gift of society. But, in fact, the source of rights is man's nature.

Source of our rights

The Declaration of Independence stated that men "are endowed by their Creator with certain unalienable rights." Whether one believes that man is the product of a Creator or of nature, the issue of man's origin does not alter the fact that he is an entity of a specific kind — a rational being — that he cannot function successfully under coercion, and that rights are a necessary condition of his particular mode of survival.

Without property rights, no other rights are possible. Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product is a slave.

"The source of man's rights is not divine law or congressional law, but the law of identity. A is A — and Man is Man. Rights are conditions of existence required by man's nature for his proper survival. If man is to live on earth, it is right for him to use his mind, it is right to act on his own free judgment, it is right to work for his values and to keep the product of his work. If life on earth is his purpose, he has a right to live as a rational being: Nature forbids him the irrational." (*Atlas Shrugged*)

To violate man's rights means to compel him to act against his own judgment, or to expropriate his values. Basically, there is only one way to do it: by the use of physical force. There are two potential violators of man's rights: the criminals and the government. The great achievement of the United States was to draw a distinction between these two — by forbidding to the second the legalized version of the activities of the first.

The Declaration of Independence laid down the principle that "to secure these rights, governments are instituted among men." This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence.

Thus the government's function was changed from the role of ruler to the role of servant. The government was set to protect man from criminals — and the Constitution was written to protect man from the government. The Bill of Rights was not directed against private citizens, but against the government — as an explicit declaration that individual rights supersede any public or social power.

The result was the pattern of a civilized society which — for the brief span of some 150 years — America came close to achieving. A civilized society is one in which physical force is banned from human relationships — in which the government, acting as a policeman, may use force only in retaliation and only against those who initiate its use.

This was the essential meaning and intent of America's political philosophy, implicit in the principle of individual rights. But it was not formulated explicitly, nor fully accepted nor consistently practiced.

America's inner contradiction was the altruist collectivist ethics. Altruism is incompatible with freedom, with capitalism and with individual rights. One cannot combine the pursuit of happiness with the moral status of a sacrificial animal.

It was the concept of individual rights that had given birth to a free society. It was with the destruction of individual rights that the destruction of freedom had to begin.

A collectivist tyranny dare not enslave a country by an outright confiscation of its values, material or moral. It has to be done by a process of internal corruption. Just as in the material realm the plundering of a country's wealth is accomplished by inflating the currency, so today one may witness the process of inflation being applied to the realm of rights. The process entails such a growth of newly promulgated "rights" that people do not notice the fact that the meaning of the concept is being reversed. Just as bad money drives out good money, so these "printing-press rights" negate authentic rights.

Meaning of 'rights'

Consider the curious fact that never has there been such a proliferation, all over the world, of two contradictory phenomena: of alleged new "rights" and of slave labor camps.

The "gimmick" was the switch of the concept of rights from the political to the economic realm.

The Democratic Party platform of 1960 summarizes the switch boldly and explicitly. It declares that a Democratic administration "will reaffirm the economic bill of rights which Franklin Roosevelt wrote into our national conscience 16 years ago.

Bear clearly in mind the meaning of the concept of "rights" when you read the list which that platform offers:

"1. The right to a useful and remunerative job in the industries or shops or farms or mines of the nation.

"2. The right to earn enough to provide adequate food and clothing and recreation.

"3. The right of every farmer to raise and sell his products at a return which will give him and his family a decent living.

"4. The right of every businessman, large and small, to trade in an atmosphere of freedom from unfair competition and domination by monopolies at home and abroad.

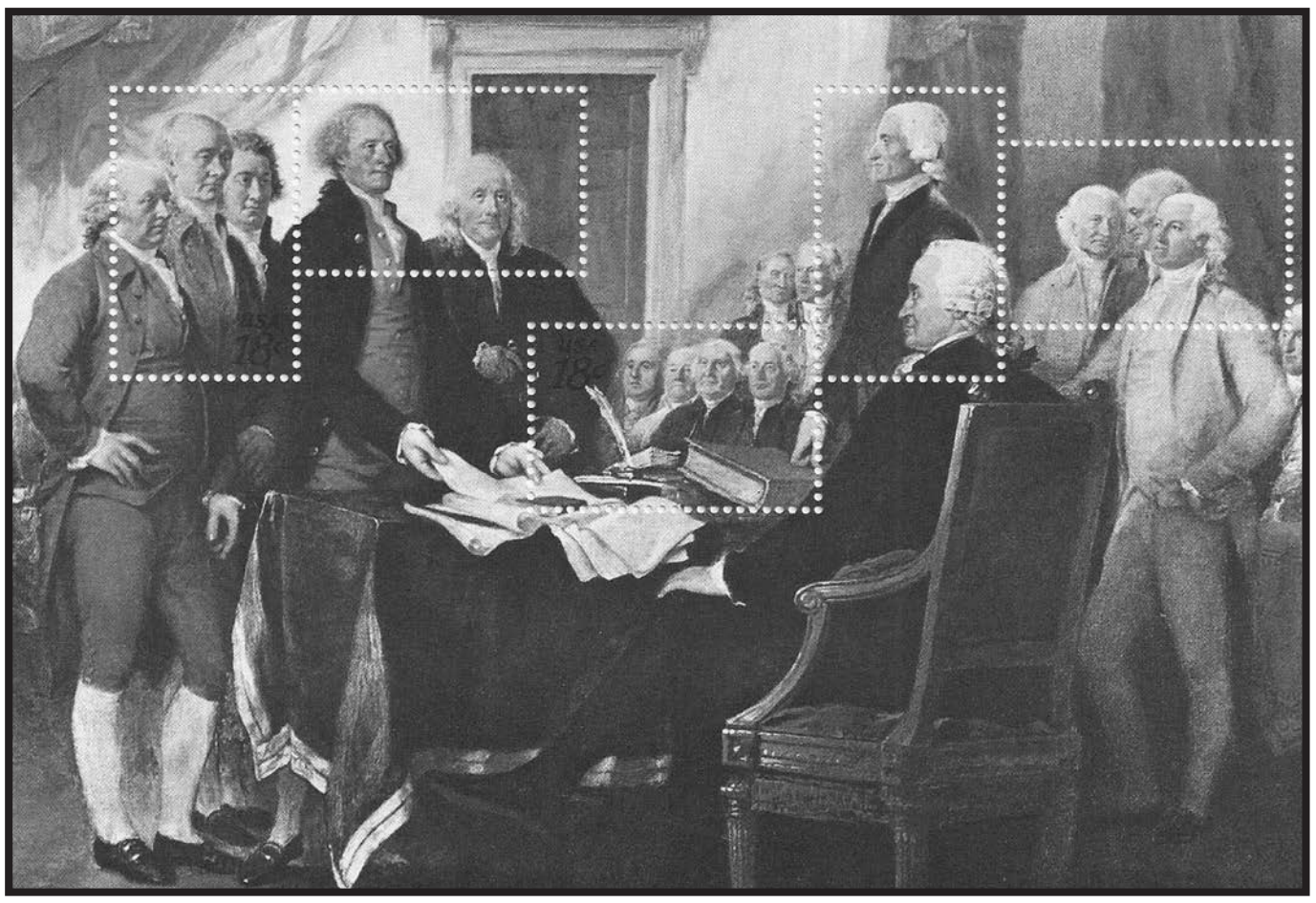
"5. The right of every family to a decent home.

"6. The right to adequate medical care and the opportunity to achieve and enjoy good health.

"7. The right to adequate protection from the economic fears of old age, sickness, accidents and unemployment.

"8. The right to a good education."

A single question added to each of the above eight clauses would make the issue



The Declaration of Independence laid down the principle that 'to secure these rights, governments are instituted among men.' This provided the only valid justification of a government and defined its only proper purpose: to protect man's rights by protecting him from physical violence. Thus the government's function was changed from the role of ruler to the role of servant.

clear: At whose expense?

Jobs, food, clothing, recreation (!), homes, medical care, education, etc., do not grow in nature. These are man-made values — goods and services produced by men. Who is to provide them?

If some men are entitled by right to the products of the work of others, it means that those others are deprived of rights and condemned to slave labor.

Any alleged "right" of one man, which necessitates the violation of the rights of another, is not and cannot be a right.

No man can have a right to impose an unchosen obligation, an unrewarded duty or an involuntary servitude on another man. There can be no such thing as "the right to enslave."

A right does not include the material implementation of that right by other men; it includes only the freedom to earn that implementation by one's own effort.

Observe, in this context, the intellectual precision of the Founding Fathers: They spoke of the right to the pursuit of happiness — not of the right to happiness. It means that a man has the right to take the actions he deems necessary to achieve his happiness; it does not mean that others must make him happy.

The right to life means that a man has the right to support his life by his own work (on any economic level, as high as his ability will carry him); it does not mean that others must provide him with the necessities of life.

The right to property means that a man has the right to take the economic actions necessary to earn property, to use it and to dispose of it; it does not mean that others must provide him with property.

The right of free speech means that a man has the right to express his ideas without danger of suppression, interference or punitive action by the government. It does not mean that others must provide him with a lecture hill, a radio station or a printing press through which to express his ideas.

Any undertaking that involves more than one man requires the voluntary consent of every participant. Every one of them has the right to make his own decision, but none has the right to force his decision on the others.

There is no such thing as "a right to a job" — there is only the right of free trade, that is: a man's right to take a job if another man chooses to hire him. There is no "right to a home," only the right of free trade: the right to build a home or to buy it.

There are no "rights to a 'fair' wage or a 'fair' price" if no one chooses to pay it, to hire a man or to buy his product. There are no "rights of consumers" to milk, shoes, movies or champagne if no producers choose to manufacture such items (there is only the right to manufacture them oneself). There are no "rights" of special groups, there are no "rights of farmers, of workers, of businessmen, of employees, of employers, of the old, of the young, of the unborn."

There are only the Rights of Man — rights possessed by every individual man and by all men as individuals.

Property rights and the right of free trade are man's only "economic rights" (they are, in fact, political rights) — and there can be no such thing as "an economic bill of rights." But observe that

the advocates of the latter have all but destroyed the former.

Remember that rights are moral principles which define and protect a man's freedom of action, but impose no obligations on other men. Private citizens are not a threat to one another's rights or freedom. A private citizen who resorts to physical force and violates the rights of others is a criminal — and men have legal protection against him.

Our biggest threat: Government

Criminals are a small minority in any age or country. And the harm they have done to mankind is infinitesimal when compared to the horrors — the bloodshed, the wars, the persecutions, the confiscations, the famines, the enslavements, the wholesale destructions — perpetrated by mankind's governments.

Potentially, a government is the most dangerous threat to man's rights: It holds a legal monopoly on the use of physical force against legally disarmed victims. When unlimited and unrestricted by individual rights, a government is man's deadliest enemy. It is not as protection against private actions, but against governmental actions that the Bill of Rights was written.

> There is only one fundamental right (all the others are its consequences or corollaries): a man's right to his own life. Life is a process of self-sustaining and self-generated action; the right to life means the right to engage in self-sustaining and self-generated action ... Such is the meaning of the right to life, liberty, and the pursuit of happiness.

Now observe the process by which that protection is being destroyed.

The process consists of ascribing to private citizens the specific violations constitutionally forbidden to the government (which private citizens have no power to commit) and thus freeing the government from all restrictions. The switch is becoming progressively more obvious in the field of free speech. For years, the collectivists have been propagating the notion that a private individual's refusal to finance an opponent is a violation of the opponent's right of free speech and an act of "censorship."

It is "censorship," they claim, if a newspaper refuses to employ or publish writers whose ideas are diametrically opposed to its policy.

It is "censorship," they claim, if businessmen refuse to advertise in a magazine that denounces, insults and smears them.

It is "censorship," they claim, if a TV sponsor objects to some outrage perpetrated on a program he is financing — such as the incident of Alger Hiss being invited to denounce former Vice President Nixon.

And then there is Newton N. Minow who declares: "There is censorship by ratings, by advertisers, by networks, by affiliates which reject programming offered to their areas." It is the same Mr. Minow who threatens to revoke the license of any station that does not comply with his views on programming — and who claims that that is not censorship.

Consider the implications of such a trend.

"Censorship" is a term pertaining only to governmental action. No private action is censorship. No private individual or agency can silence a man or suppress a publication; only the government can do so. The freedom of speech of private individuals includes the right not to agree, not to listen and not to finance one's own antagonists.

But according to such doctrines as the "economic bill of rights," an individual has no right to dispose of his own material means by the guidance of his own convictions — and must hand over his money indiscriminately to any speakers or propagandists who have a "right" to his property.

This means that the ability to provide the material tools for the expression of ideas deprives a man of the right to hold any ideas. It means that a publisher has to publish books he considers worthless, false or evil — that a TV sponsor has to finance commentators who choose to affront his convictions — that the owner of a newspaper must turn his editorial pages over to any young hooligan who clamors for the enslavement of the press. It means that one group of men acquires the "right" to unlimited license — while another group is reduced to helpless irresponsibility.

But since it is obviously impossible to provide every claimant with a job, a microphone or a newspaper column, who will determine the "distribution" of "economic rights" and select the recipients, when the owners' right to choose has been abolished? Well, Mr. Minow has indicated that quite clearly.

And if you make the mistake of thinking that this applies only to big property owners, you had better realize that the theory of "economic rights" includes the " right" of every would-be playwright, every beatnik poet, every noise-composer and every non-objective artist (who have political pull) to the financial support you did not give them when you did not attend their shows. What else is the meaning of the project to spend your tax money on subsidized art?

And while people are clamoring about "economic rights," the concept of political rights is vanishing. It is forgotten that the right of free speech means the freedom to advocate one's views and to bear the possible consequences, including disagreement with others, opposition, unpopularity and lack of support. The political function of "the right of free speech" is to protect dissenters and unpopular minorities from forcible suppression — not to guarantee them the support, advantages and rewards of a popularity they have not gained.

The Bill of Rights reads: "Congress shall make no law . . . abridging the freedom of speech, or of the press ..." It does not demand that private citizens provide a microphone for the man who advocates their destruction, or a passkey for the burglar who seeks to rob them, or a knife for the murderer who wants to cut their throats.

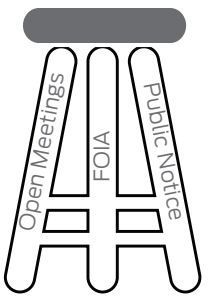
Such is the state of one of today's most crucial issues: political rights versus "economic rights." It's either-or. One destroys the other. But there are, in fact, no "economic rights," no "collective rights," no "'public-interest rights." The term "individual rights" is a redundancy: There is no other kind of rights, and no one else to possess them.

Those who advocate laissez-faire capitalism are the only advocates of man's rights.

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
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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**

XNLV18187

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
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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**

XNUV18187