

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

SOUTH SHORE CORPORATE PARK INDUSTRIAL 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 South Shore Corporate Park Industrial Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: September 16, 2025
TIME: 11:00 a.m.
LOCATION: Rizzetta & Company, Inc.
2700 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 # Acres	Proposed O&M Assessment per Acre
Warehouse/Office	186.529	\$105.68
Warehouse/Office-Future	218.405	\$105.68

*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

FIRST INSERTION

NOTICE OF MEETINGS
STONELAKE RANCH COMMUNITY DEVELOPMENT DISTRICT

The Fiscal Year 2026 Regular Meetings of the Board of Supervisors of the Stonelake Ranch Community Development District, which covers the period October 1, 2025 through September 30, 2026, are scheduled to be held at 1:00 P.M. on the third Tuesday of each month, at Lake Lodge, 10820 Eagle Roost Cove, Thonotsassa, Florida 33592, on the following dates:

Tuesday, November 18, 2025
Tuesday, March 17, 2026
Tuesday, May 19, 2026 (Public Hearing)

These meetings 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 agenda for each meeting may be obtained from the District's Management office by phoning (954) 658-4900.

These meetings may be canceled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (954) 658-4900 at least seven (7) days prior to the date of the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance in contacting the District Office. In addition, the agendas will be posted on the District's website at www.stonelakeranchcdd.org.

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.

Stonelake Ranch Community Development District
James P. Ward, District Manager

August 22, 2025 25-02453H

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 Erthen Home located at 20722 Great Laurel Ave in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of August, 2025.
C Florio
August 22, 2025 25-02500H

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 Zacks Pack Dog Training located at 4010 W Leila Ave. in the City of Tampa, Hillsborough County, FL 33616 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of August, 2025.
Isaac Roth
August 22, 2025 25-02499H

previously levied by the District, if any.

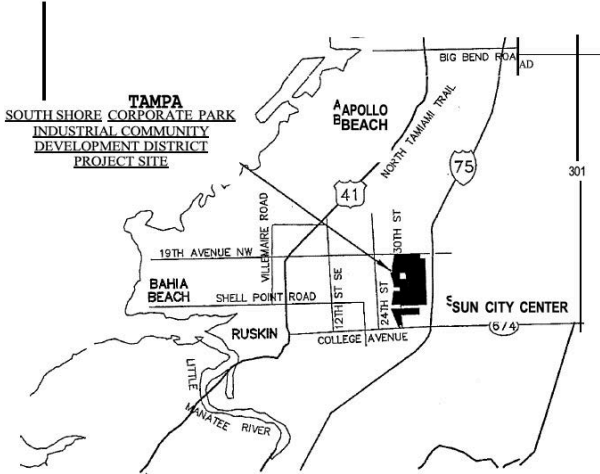
For FY 2026, the District intends to directly collect the O&M Assessments on all benefitted property by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against 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://southshorecdd.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
August 22, 2025

25-02452H

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Shore Corporate Park Industrial Community Development District will hold an Audit Committee Meeting on Tuesday, September 16, 2025 at 10:45 a.m. at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. The Audit Committee will review, discuss, and establish evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Stephanie DeLuna, District Manager
August 22, 2025

25-02454H

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 Jefferson Advisory located at 1110 N Florida Ave #204 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of August, 2025.
Jefferson Advisory, LLC
John K Jefferson
August 22, 2025 25-02465H

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 WITH LOVE KAGE located at 19046 BRUCE B DOWNS BLVD, STE B6 #982 in the City of Tampa, Hillsborough County, FL 33647 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of August, 2025.
LaToya Thomas
August 22, 2025 25-02474H

FIRST INSERTION

NOTICE OF PUBLIC MEETING AND NOTICE OF AUDIT REVIEW COMMITTEE MEETING
GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Grand Hampton Community Development District will hold its regular meeting on Thursday, September 4, 2025 at 3:00 p.m., at the Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, Florida 33647. There will be an Audit Committee meeting prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 100, Tampa, FL 33614, (813) 994-1001, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Grand Hampton Community Development District
Darryl Adams, District Manager

August 22, 2025 25-02455H

FIRST INSERTION

ENCORE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Encore Community Development District (the "District") will hold a special meeting of the Board of Supervisors on September 11, 2025, at 1:30 p.m. at The Ella at Encore, located at 1210 Ray Charles Boulevard Tampa, Florida 33602. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Encore Community Development District
Stephanie DeLuna, District Manager

August 22, 2025 25-02489H

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 Tarp The Roof located at 10904 Lynn Lake Circle in the City of Tampa, Hillsborough County, FL 33625 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of August, 2025.
Enhance Home Solutions LLC
Robert G. Gibbons,
Authorized Member
August 22, 2025 25-02495H

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 GREASE MONKEY located at 203 SOUTH US HWY 41, in the County of HILLSBOROUGH in the City of RUSKIN, Florida 33570 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at HILLSBOROUGH, Florida, this 15th day of AUGUST, 2025.
BAG1519, LLC
August 22, 2025 25-02470H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that KYLE BREWER / BRITTON BREWER / ONE REPTILE BEYOND LLC will engage in business under the fictitious name BREW CREW TURTLE BAR, with a physical address 5543 Kennedy Hills Dr Seffner, Florida 33584, with a mailing address 5543 Kennedy Hills Dr Seffner, Florida 33584, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
August 22, 2025 25-02508H

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 Revco Landscaping & Lawn Care located at 5304 Stafford Rd, in the County of Hillsborough, in the City of Plant City, Florida 33565 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Plant City, Florida, this 17th day of August, 2025.
REVCO LAWN LLC
August 22, 2025 25-02481H

PUBLISH YOUR
LEGAL NOTICE

Email
legal@businessobserverfl.com

Business Observer

FIRST INSERTION		FIRST INSERTION	
Fictitious Name Notice Notice is hereby given that ROSSY URENA, OWNER, desiring to engage in business under the fictitious name of NUMERAL CFO 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. August 22, 202525-02476H		Fictitious Name Notice Notice is hereby given that ELIZABETH SALABARRIA, OWNER, desiring to engage in business under the fictitious name of DESIGN TRAVEL SERVICES located at 2407 W GRAY ST, TAMPA, FLORIDA 33609 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. August 22, 202525-02475H	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF REGULAR MEETING OF THE LYNWOOD COMMUNITY DEVELOPMENT DISTRICT			
The Board of Supervisors of the Lynwood Community Development District will hold their regular monthly meeting on Friday, September 5, 2025, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.			
The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. A copy of the agenda for this meeting may be viewed on the District's website https://www.lynwoodcdd.org, or may be obtained by contacting the District Manager's office via email at scraft@rizzetta.com or via phone at 813-994-1001.			
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.			
A person who decides to appeal any decision made by the Board at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which such appeal is to be based.			
Sean Craft, District Manager August 22, 202525-02490H			
FIRST INSERTION		FIRST INSERTION	
Public Notice Effective Sept. 16, 2025, Max Kenny Fon-Sing, MD., will no longer be providing care at Optum. Patients of Dr. Fon-Sing may continue care at Optum – Bloomingdale. Patients can obtain copies of their medical records at: Optum – Bloomingdale 1291 Bloomingdale Ave. Valrico, FL 33596 Phone: 1-813-634-9284 Fax: 1-813-654-2778 Aug. 22, 29; Sep. 5, 12, 202525-02494H		NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Lares Auto Repair, located at 4701 E Hillsborough Ave, in the City of Tampa, County of Hillsborough, State of FL, 33610, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 18 August, 2025. Jose Jimenez 4701 E Hillsborough Ave Tampa, FL 33610 August 22, 202525-02486H	
FIRST INSERTION		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 Lyfe Outdoor Living located at 9937 Race Track Rd. in the County of Hillsborough, in the City of Tampa, Florida 33626 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 14th day of August, 2025. A-Niks, LLC August 22, 202525-02480H		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 MONKEYNUTS CAFE' located at 16007 Starling Crossing Drive in the City of LITHIA, Hillsborough County, FL 33547 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 15th day of August, 2025. IPG Ventures, LLC Thomas Avino August 22, 202525-02479H	
FIRST INSERTION		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 Renaissance Capital Management LLC located at 201 E Kennedy Blvd, Ste 1230 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of August, 2025. Renaissance Capital Management Partners LLC August 22, 202525-02496H		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 Publicke by MID Public Health Center, Inc. located at 7027 Glenview Drive in the City of Tampa, Hillsborough County, FL 33619 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 16th day of August, 2025. Marline Denis, DrPH, MPH Founder August 22, 202525-02478H	
FIRST INSERTION		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: FAITH FUEL PUBLISHING, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes. Dated at Valrico, Hillsborough County, Florida, August 11, 2025. BENEDICT NEGOTIATING SEMINARS, INC. August 22, 202525-02456H		FICTITIOUS NAME NOTICE Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: FAITH FUEL PUBLISHING, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes. Dated at Valrico, Hillsborough County, Florida, August 11, 2025. BENEDICT NEGOTIATING SEMINARS, INC. August 22, 202525-02456H	
FIRST INSERTION		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 GREASE MONKEY located at 203 SOUTH US HWY 41, in the County of HILLSBOROUGH in the City of RUSKIN, Florida 33570 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at HILLSBOROUGH, Florida, this 15th day of AUGUST, 2025. BAG1518, LLC August 22, 202525-02471H		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 BLUETRITON BRANDS, INC., 900 Long Ridge Rd, Stamford, CT 06902, desiring to engage in business under the fictitious name of Primo Brands, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. August 22, 202525-02466H	
FIRST INSERTION		FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000389 IN RE: ESTATE OF DANIEL EDWIN DYER, Deceased. The administration of the estate of DANIEL EDWIN DYER, deceased, whose date of death was September 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 22, 2025 Personal Representative: Melissa Gribble 13513 Texas Sage Place Riverview, FL 33759 Attorney for Personal Representative: Aaron W. Saoud, Esquire Florida Bar Number: 096124 AWS LAW FIRM 2202 N. Westshore Blvd., Ste 200 Tampa, FL 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org August 22, 29, 202525-02468H		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002604 Division A IN RE: ESTATE OF DORIS BELL HUNT, aka DORIS B. HUNT A/K/A DORIS ANITA HUNT Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of DORIS BELL HUNT, also known as DORIS B. HUNT A/K/A DORIS ANITA HUNT, deceased, File Number 25-CP-002604; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was May 5,	
FIRST INSERTION		FIRST INSERTION	
2025; that the total value of the estate is \$5,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Beneficiaries: Name Address Address RUTH A. SANDBICHLER 1535 Smith Street North Dightonton, MA 02764 LAURA JEAN SLOGGATT 28 Carriage Lane Levitt Town, NY 11756 LAWRENCE R. BELL 1008 Lakeside Way Sebring, FL 33876 DARREN L. BELL 69 Kirkwood Street Long Beach, NY 11561 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court		WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 22, 2025. Person Giving Notice: DARREN L. BELL 69 Kirkwood Street Long Beach, NY 11561 Attorney for Person Giving Notice: JAMES S. EGGERT Attorney for Petitioner Email: jim@eggfitz.com Secondary Email: leslie@eggfitz.com Florida Bar No. 949711 EGGERT FITZPATRICK 811-B Cypress Village Blvd. Ruskin, FL 33573 Telephone: (813) 633-3396 August 22, 29, 202525-02506H	
FIRST INSERTION		FIRST INSERTION	
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 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 AS APPLIES, OR MAY APPLY AS WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221. The date of first publication of this notice is August 22, 2025. Personal Representative: /s/ Colleen Marshall (Aug 19, 2025 14:41:03 EDT) COLLEEN MARSHALL 29511 Tansy Pass Wesley Chapel, FL 33543 Attorney for Personal Representative: Paul Knudsen, Esq. KNUDSEN LAW, PA paul@klawtb.com Florida Bar No. 91770 10863 Park Blvd., Suite 5 Seminole, FL 33772 Tel: (727) 398-3600 August 22, 29, 202525-02515H	

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Business Observer

--- JYX DEED2 ---

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.: 1519310000 File No.: 2025-531 Certificate No.: 2021 / 12012 Year of Issuance: 2021 Description of Property: HANKINS' SUBURBAN HOMESITES REVISED N 79.25 FT OF LOT 2 PLAT BK / PG : 29 / 26 SEC - TWP - RGE : 33 - 28 - 19 Name(s) in which assessed: KATHLEEN G SMITH All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/28/2025) 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 8/8/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk August 22, 202525-02485H
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002779 Division: B IN RE: ESTATE OF MARIA E. CAMPOS, Deceased. The administration of the Estate of Maria E. Campos, deceased, whose date of death was October 14, 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. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 22, 2025. Personal Representative: Angela Campos 220 Christopher Columbus Drive Unit A Jersey City, New Jersey 07302 Attorney for Personal Representative: Elaine N. McGinnis Florida Bar Number: 725250 324 N. Dale Mabry Highway, Suite 100 Tampa, FL 33609 Telephone: (813) 851-3380 E-Mail: elaine@estatelawtampa.com August 22, 29, 202525-02505H

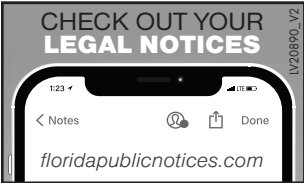
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002631 IN RE: The Estate of JAMES MARK CARLTON, Deceased. The administration of the estate of JAMES MARK CARLTON, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Floor, Room 206, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 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 August 22, 2025. Personal Representative: Rebecca Carlton 6917 Cohasset Cir. Tampa, Florida 33617 Attorney for Personal Representative: Erin M. Zides, Esq. Tampa Law Group, P.A. Florida Bar Number: 95662 15310 Amberly Drive, Suite 250 Tampa, Florida 33647 Telephone: (813) 384-3387 E-mail: erin@mytampalawgroup.com August 22, 29, 202525-02469H
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NUMBER: 25-CP-002530 DIVISION: A IN RE: ESTATE OF JAMES G. VANDERLOOP DECEASED The administration of the estate of James G. Vanderloop, deceased, whose date of death was June 30, 2025, and whose Social Security Number is XXX-XX-1716, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with the 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 first publication of this Notice is August 22, 2025. Personal Representative Donald B. Linsky 1509-B Sun City Center Plaza Sun City Center, FL 33573 Attorney for Personal Representative Donald B. Linsky, Esquire Donald B. Linsky & Associates, P.A. 1509 B Sun City Center Plaza Sun City Center, FL 33573 (813) 634-5566 Florida Bar Number 265853 donald@linskylaw.com August 22, 29, 202525-02493H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA STATE OF FLORIDA PROBATE DIVISION File Number: 25-CP-002584 IN RE: The Estate of SHARON LEE MICHOTA Deceased. The administration of the estate of SHARON LEE MICHOTA, deceased, whose date of death was July 14, 2025, and whose social security number is xxx-xx-2230, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent' 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 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 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 FOREVER BARRED. The date of first publication of this notice is August 22, 2025. Co-Personal Representatives: CHRISTOPHER A. WYMAN 589 West Saddle River Road Ho Ho Kus, New Jersey 07423 DAWN M. MICHOTA 17 Cypress Circle, Apt. B Ormond Beach, Florida 32176 Attorney for Personal Representative: By: /s/Thomas J. Gallo Thomas J. Gallo, Esq. THOMAS J. GALLO, ATTORNEY, P.A. Florida Bar # 0723983 2240 Lithia Center Lane Valrico, Florida 33596 Thomas@TomGalloLaw.com Telephone: (813) 815-4529 August 22, 29, 202525-02462H
FIRST INSERTION
Notice of Action IN THE CIRCUIT COURT, OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.2025-25-CA-7025 CYNTHIA COLEMAN, Plaintiff, -vs- WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON, ALL UNKNOWN HEIRS AND BENEFICIARIES OF WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON, and all parties claiming an interest Defendants TO: WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON, ALL UNKNOWN HEIRS AND BENEFICIARIES OF WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON, and all parties claiming interests by, through, under or against Defendant Cynthia Coleman and all parties having or claiming to have any right, title or interest in the property herein. YOU ARE HEREBY NOTIFIED that an action has been commenced against you to quiet title on real property, lying and being and situated in HILLSBOROUGH County, Florida, which is more particularly described as follows: PARCEL 1 BEGINNING AT A POINT 820 FEET WEST OF THE SOUTH-EAST CORNER OF THE SW ¼ OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE NORTH 978 FEET FOR A POINT OF BEGINNING; THENCE RUN 60 FEET; THENCE EAST 225 FEET; THENCE SOUTH 60 FEET; THENCE WEST 225 FEET TO A POINT OF BEGINNING, LESS THE WEST 25 FEET THEREOF FOR ROAD PURPOSES. PARCEL 2 BEGINNING AT A POINT 820 FEET WEST OF THE SOUTH-EAST CORNER OF THE SW ¼

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001725 Division A IN RE: ESTATE OF THOMAS K. KELLY, Deceased. The administration of the Estate of Thomas K. Kelly, Deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 22, 2025 Personal Representative: David M. Kelly 2506 W. Edgewood Rd Tampa, FL 33609 Attorney for Personal Representative: Kathryn L. Ritchie, Esquire klr@riethandritchie.com Florida Bar No. 102539 Kathryn L. Ritchie, P.A. 1009 W. Cleveland Street Tampa, FL 33606 Telephone: 813-472-7330 August 22, 29, 202525-02492H
FIRST INSERTION
OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE NORTH 918 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 60 FEET; THENCE EAST 225 FEET; THENCE SOUTH 60 FEET; THENCE WEST 225 FEET TO A POINT OF BEGINNING, LESS THE WEST 25 FEET THEREOF FOR ROAD PURPOSES. This action has been filed against you and you are required to serve a copy of your written defense, if any upon Plaintiff's Attorney, STUART GLENN, ESQ within thirty days after the first publication of this notice, 9/22/2025 and to file the original with the Clerk of the Court either before service on the Plaintiff's attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8770; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of this Court on the 15 day of 8, 2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 STUART GLENN, ESQ Aug. 22, 29; Sep. 5, 12, 202525-02467H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. [*25-CP-002839*] IN RE: ESTATE OF ELENA ASHKENAZ Deceased. The administration of the estate of Elena Ashkenaz, deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is [* August 22, 2025 *]. Personal Representative: ANDRII CHERNENKO 7400 SUN ISLAND DR, #605 SOUTH PASADENA, Florida 33707 Attorney for Personal Representative: Michael J. Heath, Esq, Attorney Florida Bar Number: 0010419 167 108th Ave Treasure Island, FL 33706 Telephone: (727) 360-2771 Fax: (727) 475-5323 Mike@attorneymichaelheath.com Jennifer@AttorneyMichaelHeath.com August 22, 29, 202525-02511H
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-003325 RESIDENTIAL INVESTMENT TRUST V, a Delaware Statutory Trust, Plaintiff, vs. TAMPA BAY REI LLC, a Florida Limited Liability Company, et al Defendants. ANDREW STEFFENS 12870 BERRYPICK TRAIL ODESSA, FL 33556 LAST KNOWN ADDRESS: STAT-ED, CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 3, BLOCK 2, MAP OF ARLINGTON HEIGHTS, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 74, OF THE 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 Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 and file the original with the Clerk of the above- styled Court on or before

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002385 IN RE: ESTATE OF MARIANNE HENRIKA CAVANAUGH, Deceased. The administration of the estate of MARIANNE HENRIKA CAVANAUGH, Deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is August 22, 2025. ERIN MULLEN, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, Florida 33020 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com August 22, 29, 202525-02491H
FIRST INSERTION
September 10, 2025 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 5th day of August, 2025. CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: Mustafa Divan Deputy Clerk Orlando Deluca, Deluca Law Group, PLLC, 2101 NE 26th Street, Fort Lauderdale, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 service@delucalawgroup.com 24-06412-1 August 22, 29, 202525-02457H



PUBLISH YOUR LEGAL NOTICE
Call **941-906-9386** and select the appropriate County name from the menu.
or email **legal@businessobserverfl.com**

Business Observer
A NATIONAL REGISTERED TRADE NAME

--- ESTATE ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CC-47011 SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. STEVEN GUTIERREZ, LINA M. GUTIERREZ and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor Crist, the Clerk of Court, will sell all the property situated in Hillsborough County, Florida described as:</p> <p>Lot 36, Block S-2, SOUTH FORK TRACT S and TRACT T, according to the Plat thereof as recorded in Plat Book 134, Pages 32-40, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11865 Brighton Knoll Loop, Riverview, FL 33579.</p> <p>at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on September 25, 2025.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this 20th day of August, 2025.</p> <p>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 August 22, 29, 2025 25-02514H</p>	<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002774 IN RE: ESTATE OF MARY HOOVER FADELY, Deceased.</p> <p>The administration of the estate of MARY HOOVER FADELY, deceased, whose date of death was July 9, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 22, 2025</p> <p>MARY KAY GONZALEZ Personal Representative 4808 NW 26TH Ave. Fort Lauderdale, FL 33309</p> <p>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: lmartinez@hnh-law.com August 22, 29, 2025 25-02484H</p>	<p>NOTICE OF ACTION – CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-006234 Division: J In re: The Dissolution of ALAFIA LAND COMPANY, a dissolved Florida corporation INNOVATIVE LAND MANAGEMENT, LLC, a Delaware limited liability company, Petitioner, v. ALAFIA LAND COMPANY, a dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees, or any other party claiming by, through, under, or against Alafia Land Company; and any and all Unknown Parties claiming by, through, under, or against James F. Taylor, Jr., John M. Allison, M.G. Gibbons, Jr., and Joseph W. Castello, Jr. who are known to be dead or are not known to be dead or alive, whether said Unknown Parties may claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, Respondents. TO: ALAFIA LAND COMPANY, A DISSOLVED FLORIDA CORPORATION, AND ANY AND ALL UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST ALAFIA LAND COMPANY; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JAMES F. TAYLOR, JR., JOHN M. ALLISON, M.G. GIBBONS, JR., AND JOSEPH W. CASTELLO, JR. WHO ARE NOT KNOWN TO BE DEAD OR ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, AND ALL OTHERS WHOM IT MAY CONCERN:</p> <p>YOU ARE NOTIFIED that an action has been filed against you seeking to appoint a successor trustee of the dissolved corporation, Alafia Land Company, to convey certain real property described below:</p> <p>All of the roads or streets portrayed on the plat of SOUTH TAMPA recorded in Plat Book 6, page 3, public records of Hillsborough County, Florida, lying within, between, and adjacent to the areas identified as follows, all of which are in TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA:</p> <p>Section 10:</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 18-CA-009192 DIVISION: F LENNAR MORTGAGE, LLC F/K/A EAGLE HOME MORTGAGE, LLC F/K/A UNIVERSAL AMERICAN MORTGAGE COMPANY LLC Plaintiff(s), vs. THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF STERLING SMITH, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; RITA SMITH; HAWKS POINT HOMEOWNERS ASSOCIATION, INC.; ISPC Defendant(s). TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF STERLING SMITH, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:</p> <p>Lot 84, of Hawks Point Phase S-1, according to the plat thereof, as recorded in Plat Book 122, Page 3, of the Public Records of Hillsborough County, Florida.. Property address: 2370 Dovesong Trace Drive, Ruskin, FL 33570</p>

FIRST INSERTION	FIRST INSERTION
<p>Lots 7 and 10 in NE 1/4 Lots 6 and 7 in the NE 1/4 East 1/2 of Lot 6 and East 1/2 of Lot 11 in the NE 1/4 Lots 10 and 11 in the NE 1/4 Lots 14 and 15 in the NE 1/4 Lot 2 in the SE 1/4 and Lot 15 in the NE 1/4 Lots 7 and 10 in the SE 1/4.</p> <p>and that you are required to serve a copy of your written defenses, if any, to it on JOHN N. MURATIDES, the petitioner's attorney, whose email address is JMuratides@stearnsweaver.com and address is Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800, within thirty (30) days after the first publication of this Notice of Action – Constructive Service, 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, either before service on the petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>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.</p> <p>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.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED 8/18/2025.</p> <p>Victor D. Crist Clerk of the Circuit Court and Comptroller, Hillsborough County, Florida (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>JOHN N. MURATIDES, the petitioner's attorney, JMuratides@stearnsweaver.com Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800 #13976071 v1 Aug. 22, 29; Sep. 5, 12, 2025 25-02482H</p>	<p>the property owner as of the date of the his pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org</p> <p>Dated this 8 day of August, 2025.</p> <p>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 23-149569 - MiM August 22, 29 2025 25-02459H</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CC-48334 LIBERTY FIELD AT WATERLEAF COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MEHRULLAH MHER, RADDAVANH S. MHER, SECRETARY OF HOUSING AND URBAN DEVELOPMENT and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Court will sell all the property situated in Hillsborough County, Florida described as:</p> <p>Lot 24, Block 21, WATERLEAF PHASE 6B, according to the Plat thereof as recorded in Plat Book 138, Pages 219 through 225, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid. With the following street address: 13329 Waterleaf Garden Circle, Riverview, Florida, 33579.</p> <p>at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on October 3, 2025.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this 19th day of August, 2025.</p> <p>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 August 22, 29, 2025 25-02504H</p>	<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-006838 DIVISION: I JAILENE DEYA MAHMOUD F/K/A JAILENE DEYA MELENDEZ Plaintiff, vs. NATIVIDAD JORGE Defendant. NOTICE is hereby given that a civil action commenced on or about July 18, 2025, and is now pending as case number 2025-CA-006838 in the Circuit Court in the State of Florida, County of Hillsborough.</p> <p>The name of the unserved party to the action is: Natividad Jorge 9448 Lemon Drop Loop, Ruskin, FL 33573 and the nature of the proceeding is an action for Partition for Real Property.</p> <p>This notice shall be published once each week for two consecutive weeks in the Business Observer.</p> <p>Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Robert Salta, Esq., whose address is 10521 Bloomingdale Ridge Drive, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 12 day of August, 2025.</p> <p>VICTOR D CRIST AS CLERK OF THE COURT (SEAL) BY Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>s/ Robert Salta Robert Salta, Esq. Florida Bar No.: 1022665 Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Drive Riverview, FL 33578 Phone: 813-549-0096 E-service: eservice@hacheylawpa.com August 22, 29, 2025 25-02458H</p>

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<p>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-006263 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. OKSANA B. HEVESY A/K/A OKSANA HEVESY AND ATTILA HEVESY, et. al. Defendant(s), TO: OKSANA B. HEVESY A/K/A OKSANA HEVESY, UNKNOWN SPOUSE OF OKSANA B. HEVESY A/K/A OKSANA HEVESY, 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.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 15, BLOCK Q, NINE EAGLES UNIT ONE – SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 13, TOGETHER WITH A 10.00 FOOT PORTION OF THE VACATED RIGHT-OF-WAY ABUTTING TO THE NORTH AS CONVEYED IN O.R. BOOK 11993, PAGE 1, AND TOGETHER WITH A PORTION OF THE 20 FOOT ABUTTING STRIP TO THE SOUTH, AS RECORDED IN OFFICIAL RECORDS BOOK 5388, PAGE 896, ALL LYING IN HILLSBOROUGH COUNTY FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for</p>

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<p>NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 2023-CA-011584 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2007-HE4, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4, Plaintiff v. DONALD JACKSON ALFORD, JR.; ET AL., Defendant(s), NOTICE IS GIVEN that, in accordance with the Uniform Final Judgment of Foreclosure dated March 13, 2025, and the Order Rescheduling Foreclosure Sale dated August 15, 2025 in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 16th day of September, 2025, at 10:00 A.M. to the highest and best bidder for cash, at https://www.hillsborough.realforeclose.com on the following described property: THE WEST ½ OF LOT 9, BLOCK 2, OAKLAND HILLS,</p>		
<p>ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 6500 E. 23rd Avenue, Tampa, FL 33619.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any 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 Hillsborough County ADA Officer at (813) 276-8401 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: August 15, 2025</p> <p>BITMAN, O'BRIEN, PLLC /s/ Samantha Darrigo, Esquire 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 August 22, 29, 2025 25-02477H</p>		

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<p>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-005761 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC, Plaintiff, vs. MICHELE A. KNOX, et. al. Defendant(s), TO: MICHELE A. KNOX, UNKNOWN SPOUSE OF MICHELE A. KNOX, 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 1050 AND 1051, GORE'S ADDITION TO RUSKIN, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before September 24, 2025 /(30 days from Date of First Publication of this Notice) and file the</p>		
<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 19th day of August, 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-303221 August 22, 29, 2025 25-02497H</p>		

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<p>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-005913 PLANET HOME LENDING, LLC, Plaintiff, vs. KATHLEEN M. MARTIN, et. al. Defendant(s), TO: KATHLEEN M. MARTIN, UNKNOWN SPOUSE OF KATHLEEN M. MARTIN, 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 162, SABAL KEY UNIT 2, ACCORDING TO THE PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 46, PAGE 51 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before September 22, 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 at-</p>		
<p>orney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 15th day of August, 2025.</p> <p>VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-289519 August 22, 29, 2025 25-02483H</p>		

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<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-004552 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CRISTHIAN D. GUZMAN BARTOLO; GLORIA ALCANTAR-CASTILLO; et al., Defendant(s). TO: Cristhian D. Guzman Bartolo Last Known Residence: 5224 White Chicory Dr Apollo Beach, FL 33572 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following</p>		
<p>property in HILLSBOROUGH County, Florida:</p> <p>LOT 11, IN BLOCK 5, OF LEISEY SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 197, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before September 24, 2025, and file the original with the clerk of this court either before</p>		

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<p>NOTICE OF FORECLOSURE SALE (8523 Northton Groves Boulevard, Odessa, FL 33556) IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-009924 Division: H GULFSIDE BANK, Plaintiff, vs. CLEM INVESTMENTS I, LLC, a Florida limited liability company; IAN LYNDON SOLOMAN CLEMENTSON, an individual; LOUISIANA THERESA CLEMENTSON, an individual; J. APRILE PROPERTIES, LLC, a Florida limited liability company; D. APRILE PROPERTIES, LLC, a Florida limited liability company; and R. APRILE PROPERTIES, LLC, a Florida limited liability company; JANE/JOHN DOE IN THE NORTHTON PROPERTY, fictitious names representing unknown tenants in possession; LAURIE CUMBERBATCH, an individual, SELENA CUMBERBATCH, an individual; JANE/JOHN DOE IN THE DOWNEY PROPERTY, fictitious names representing unknown tenants in possession; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. NOTICE is hereby given that, pursuant to the Order Resetting Foreclosure Sale entered on August 18, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida: Lot 12 of NORTHTON GROVES</p>		
<p>SUBDIVISION, according to the Plat thereof as recorded in Plat Book 99, Page(s) 60, of the Public Records of Hillsborough County, Florida.</p> <p>Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.</p> <p>For informational purposes only: 8523 Northton Groves Blvd, Odessa, FL 33556</p> <p>at public sale, to the highest and best bidder, for cash, on September 25, 2025, beginning at 10:00 a.m., conducted electronically online at http://www.hillsborough.realforeclose.com.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>/s/ Stephanie C. Lieb Stephanie C. Lieb, Esquire Florida Bar No. 0031806 Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 101 E. Kennedy Boulevard, Suite 2700 Tampa, FL 33602 slieb@trenam.com Tel: (813) 223-7474 Fax: (813) 229-6553 Attorneys for Gulfside Bank August 22, 29, 2025 25-02488H</p>		

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<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 24-CA-007275 Division C RESIDENTIAL FORECLOSURE Section I NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ROBERT LLOYD HOWARD A/K/A ROBERT L. HOWARD, SR., DECEASED, ROBERT LLOYD HOWARD II, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT LLOYD HOWARD A/K/A ROBERT L. HOWARD, SR., DECEASED, ROBERT LLOYD HOWARD II, KNOWN HEIR OF THE ESTATE OF ROBERT LLOYD HOWARD A/K/A ROBERT L. HOWARD, SR., DECEASED, GOLF AND SEA VILLAGE OF APOLLO BEACH HOMEOWNERS ASSOCIATION, INC., UNKNOWN SPOUSE OF ROBERT LLOYD HOWARD II, AND UNKNOWN TENANTS/ OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 5, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:</p> <p>LOT 7, BLOCK 3, GOLF AND SEA VILLAGE UNIT ONE, ACCORDING TO THE PLAT THEREOF,</p>		
<p>RECORDED IN PLAT BOOK 59, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>and commonly known as: 802 BUNKER VIEW DR, APOLLO BEACH, FL 33572; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on OCTOBER 7, 2025 at 10:00 AM.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated: August 14, 2025</p> <p>By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2426743/wll August 22, 29, 2025 25-02460H</p>		

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<p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for</p>		
<p>Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated on August 19, 2025.</p> <p>As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk</p> <p>ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1184-2611B Ref# 12252 August 22, 29, 2025 25-02516H</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-016674 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. FREDY ROSALES; UNKNOWN SPOUSE OF FREDY ROSALES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH FLORIDA BAPTIST HOSPITAL, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant. NOTICE IS HEREBY GIVEN pursuant to an Order dated July 31, 2025 entered in Civil Case No. 23-CA-016674 in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and FREDY ROSALES; UNKNOWN SPOUSE OF FREDY ROSALES; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOUTH FLORIDA BAPTIST HOSPITAL, INC. are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on September 15, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOTS 1 AND 2, BLOCK 13, OF WASHINGTON PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS</p>		
<p>RECORDED IN PLAT BOOK 4, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 713 North Gordon Street, Plant City, FL 33563</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: M23528-JMV August 22, 29, 2025 25-02487H</p>		

FIRST INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 25-CA-002211 SECTION # RF WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST, Plaintiff, vs. PROPERTY SCHOLARS INVESTMENT GROUP LLC; CHUONG V. NGUYEN; CITY OF TAMPA, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA CLERK OF COURT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 15 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 4 AND SOUTH 42 FEET OF LOT 3, BLOCK 3, HILL'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 3104 E DIANA ST, TAMPA, FL 33610</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT</p>		
<p>THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 14 day of August 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-04074 August 22, 29, 2025 25-02473H</p>		

PUBLIC SALE

YOUR LEGAL NOTICE

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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-005949 STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. RONALD ADAMS; 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, GRANTEEES, OR OTHER CLAIMANTS; UNKNOWN SPOUSE OF RONALD ADAMS; VICKI ADAMS; PORTFOLIO RECOVERY ASSOCIATES, LLC; PALISADES COLLECTION, LLC; CROWN ASSET MANAGEMENT, LLC; CAPITAL ONE BANK (USA), NA; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT AND TENANT IV/UNKNOWN TENANT, IN POSSESSION OF THE SUBJECT REAL PROPERTY, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 19, 2025, entered in Civil Case No.: 24-CA-005949 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, and RONALD ADAMS; 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, GRANTEEES, OR OTHER CLAIMANTS; VICKI ADAMS; PORTFOLIO RECOVERY ASSOCIATES, LLC; PALISADES COLLECTION, LLC; CROWN ASSET MANAGEMENT, LLC; CAPITAL ONE BANK (USA), NA; TENANT I/UNKNOWN TENANT N/K/A WILLIAM COOPER, are Defendants. VICTOR D. CRIST, The Clerk of the	
Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com , at 10:00 AM, on the 21st day of October, 2025, the following described real property as set forth in said Judgment, to wit: LOT 25 AND 26, BLOCK J, MAP OF HILLSBOROUGH HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 15 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. 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 . Dated: August 20, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 25-52027 August 22, 29, 2025 25-02513H	

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-006618 TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. ESTATE OF TAMISHA CELESTE WORLDS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED; DERRIOUS OLIVER, JR.; DE'ONI WORLDS, A MINOR; DE'VONI WORLDS, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure (In Rem) dated June 25, 2025 and an Order Cancelling and Rescheduling Foreclosure Sale dated August 18, 2025, entered in Civil Case No.: 24-CA-006618 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein TOWD POINT MORTGAGE TRUST 2020-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, and ESTATE OF TAMISHA CELESTE WORLDS, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF TAMISHA CELESTE WORLDS, DECEASED; DERRIOUS OLIVER, JR.; DE'ONI WORLDS, A MINOR; DE'VONI WORLDS, A MINOR; HILLSBOROUGH COUNTY, FLORIDA; UNKNOWN TENANT(S) IN POSSESSION #1 N/K/A JULIA CHEATHAM; 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, are Defendants. VICTOR D. CRIST, The Clerk of the	
Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com , at 10:00 AM, on the 19th day of November, 2025, the following described real property as set forth in said Judgment, to wit: LOT 17, IN BLOCK 1, GRANT PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely claim you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of record as of the date of the Lis Pendens may claim the surplus. 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 . Dated: August 20, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51170 August 22, 29, 2025 25-02512H	

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23-CA-014379 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ALEX J. HERNANDEZ, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 21, 2024 in Civil Case No. 23-CA-014379 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Alex J. Hernandez, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: The West 80 feet of Lots 11 and 12, Block 3, Oakland Heights, according to the plat thereof recorded in Plat Book 21, Page 19, Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06202FL August 22, 29, 2025 25-02503H	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 20-CA-002220 AMERIHOME MORTGAGE COMPANY, LLC, Plaintiff, vs. RICKY M. LUNDY, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 18, 2025 in Civil Case No. 20-CA-002220 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein AMERIHOME MORTGAGE COMPANY, LLC is Plaintiff and Ricky M. Lundy, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 3, Block 10, TREASURE PARK, according to the plat thereof, as recorded in Plat Book 29, Page(s) 57, of the Public Records of Hillsborough County, Florida Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 22-05150FL August 22, 29, 2025 25-02502H	

FIRST INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 292021CA005874A001HC RF-Section I AJAX MORTGAGE LOAN TRUST 2020-A, MORTGAGE-BACKED SECURITIES, SERIES 2020-A, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff, vs. LARRY E. BRADSHAW A/K/A LARRY E. BRADSHAW., JR. ET AL, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 11, 2024 and an Order Resetting Sale dated August 3, 2025 and entered in Case No. 292021CA005874A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein AJAX MORTGAGE LOAN TRUST 2020-A, MORTGAGE-BACKED SECURITIES, SERIES 2020-A, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE is Plaintiff and LARRY E. BRADSHAW A/K/A LARRY E. BRADSHAW., JR. DEBORAH M. BRADSHAW, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, WALKDEN LAKE COMMUNITY ASSOCIATION, INC., AN UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, representing tenants in possession, 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 24, 2025, the following described property as set forth in said Order or Final Judgment, to-wit: LOT 30, BLOCK 3, WALDEN LAKE UNIT 33-2, PHASE B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOK 74, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FL. 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 August 19, 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 1496-205076 / SM2 August 22, 29, 2025 25-02507H	

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-002220
DIVISION B
IN RE: THE ESTATE OF
CLARKE ANDREW HOGAN, JR.,
Deceased

The administration of the estate of CLARKE ANDREW HOGAN, Jr., deceased, whose date of death was June 1, 2025, File Number 25-CP-002220, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Michael Flanagan
Personal Representative
11132 SW 26th Street
Davie, FL 33324
ROBERT C. THOMPSON, JR.,
Esquire
FBN #390089 SPN #02528094
rt@thompsonfernald.com
THOMPSON & FERNALD, P.A.
611 Druid Road East, Suite 705
Clearwater, Florida 33756
Tel: (727) 447-2290
Fax: (727) 443-1424
Attorney for Personal Representative
August 15, 22, 2025 25-02446H

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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 08/29/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2014 JACB mobile home bearing vehicle identification numbers JACFL31938A and JACFL31938B, and all personal items located inside the mobile home. Last Tenant: Cleveland B.Bynum Jr. and Margaret Frances Bynum. Sale to be held at: Village of Tampa, 1201 E. Skipper Road, Tampa, Florida 33613, 813-972-9000.

August 15, 22, 2025 25-02444H

SECOND INSERTION

NOTICE OF ADMINISTRATIVE COMPLAINT TO: NIXON FERNANDEZ-LAMBERT
CASE: APD 25-018
LICENSE: 5976-SC

The Agency for Persons with Disabilities hereby gives notice of the issuance of an ADMINISTRATIVE COMPLAINT seeking the entry of a Final Order imposing an administrative fine, suspension, revocation, non-renewal of license, or any other sanction, corrective actions, restrictions, or conditions authorized by statute or rule. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by filing a written request for hearing with the APD Agency Clerk. You must file your request for hearing with the Agency Clerk by hand delivery, express delivery service, U.S. mail, facsimile transmission, or by email at the following address: Agency for Persons with Disabilities, Attention: Agency Clerk, 4030 Esplanade Way, Suite 335, Tallahassee, FL 32399; e-mail: APD.AgencyClerk@APDcares.org; fax: (850) 410-0665. If the Agency Clerk does not receive a request for hearing by 21 days from the date of the last publication, you waive the right to a hearing, and the Agency will issue a default Final Order.

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

25-02381H

THIRD INSERTION

NOTICE OF ACTION (formal notice by publication)
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
Case No. 25-CP-548
IN RE:
R.L.,
A Minor Child.

TO: Luis Enrique Lopez Garcia
Unknown

YOU ARE NOTIFIED that a Petition to Approve Settlement has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 09/01, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 25 day of JULY, 2025.
As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk

First Publication on: August 8, 2025.
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B,
Tampa, FL 33612

August 8, 15, 22, 29, 2025

25-02371H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress Blvd River-view, FL 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 9/4/2025 at 2:30PM. Contents include personal property belonging to those individuals listed below.

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

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)344-7390
August 15, 22, 2025 25-02384H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NUMBER:
24-DR-012540
IN RE: THE MARRIAGE OF:
JUAN PINA RAMIREZ,
Petitioner/Husband,
and
JOHANNA GUADELUPE LOPEZ
Respondent/Wife.

TO:
JOHANNA GUADELUPE LOPEZ
5641 PECAN ROAD
OCALA, FL 34472
YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage without Dependent or Minor Children has been filed against you and you are required to serve a copy of your written defenses, if any, to it on KERYA L. KOEUT, ESQUIRE, Petitioner's attorney, whose address is 5625 Central Avenue, St. Petersburg, FL 33710, on or before SEPT. 8, 2025, and file the original with the Clerk of this Court at Hillsborough County Clerk of Court, 419 Pierce St., Rm #125 Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601, before service on a Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demand-

ed in the Petition.
Copies of all Court documents in this case, including Orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request.

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

WARNING: Rule 12.285, Florida Family Law rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

ANY PERSON WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATIONS SHOULD CALL (813) 464-4062 (V/TDD). NO LATER THAN SEVEN (7) DAYS PRIOR TO ANY PROCEEDING.

WITNESS my hand and seal of this Court on AUG 01 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) By: Martha Concilio
Deputy Clerk
Aug. 15, 22, 29; Sep. 5, 2025 25-02375H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002612
Division B
IN RE: ESTATE OF
JACK RUSSELL MALONE,
Deceased.

The administration of the estate of Jack Russell Malone, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative:
Penny Patricia Reed
5208 S. Trask Street
Tampa, FL 33611

Attorney for Personal Representative:
Brenda S. Taylor, Esq.
Florida Bar No. 778079
100 S. Ashley Drive, Ste. 890
Tampa, Florida 33602
Telephone: (813) 494-3359
btayloresq@outlook.com
August 15, 22, 2025 25-02417H

--- PUBLIC SALES / SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/04/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3145	Jennifer Monzon	Appliances, artwork, boxes, totes, furniture, sports
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Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.
August 15, 22, 2025 25-02382H

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/04/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

C-612 7-95	Williams, Alysha Edwards Sr, Actavious	clothing furniture electronics totes boxes
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Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.
August 15, 22, 2025 25-02383H

SECOND INSERTION

AMENDED NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-009128
DKC LENDING, LLC, a Florida limited liability company,
Plaintiff, v.
2602 S 69TH LLC, a Florida limited liability company; STATE FARM FIRE AND CASUALTY COMPANY a/s/o WILFRID PREVAL, a foreign profit corporation; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY – INTERNAL REVENUE SERVICE; PROTEK PROPERTY SOLUTIONS, INC, a Florida profit corporation; XAVIER M. THOMPSON; ROBERT C. BLAND; and UNKNOWN TENANT IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN, that pursuant to the Uniform Final Judgment of Foreclosure (Count I) dated August 5, 2025, entered in Case No.: 24-CA-009128 of the Circuit Court in and for Hillsborough County, Florida, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest bidder for cash, on September 22, 2025 at 10:00 a.m., at the Clerk of the Circuit Court, online at http://www.hillsborough.realforeclose.com, the following described real property as set forth in the Final Judgment of Foreclosure:

Lot 9, Block 4, and the South 1/2 of a vacated 60 foot street (9th Street North) abutting on the North boundary of Lot 9, Subdivision of Tracts 15 & 16 of South Tampa, in the Southwest 1/4 Section 26, Township 29 South, Range 19 East, according to the Plat thereof, recorded in Plat Book 6, Page(s) 3, of the Public Records of Hillsborough County, Florida.

Property Address: 2602 S. 69th Street, Tampa, 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.

Dated this 7th day of August 2025.

/s/Torrey C. Taylor
Torrey C. Taylor
Florida Bar No.: 100053
August 15, 22, 2025 25-02416H

SECOND INSERTION

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF ATTORNEY-CLIENT SHADE SESSION; AND NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING.

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

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

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

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

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

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

Ruben Durand
Ruben Durand, District Manager
August 15, 22, 2025 25-02408H

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH
COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

1:23

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PUBLISH
YOUR
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Estate & Court-related notices

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legal@businessobserverfl.com

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to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

1V20878_V17

ACTIONS / SALES / ESTATE ---

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File Number: 24-CP-003566 Division: A IN RE: ESTATE OF RICHARD ROBERT CRAWFORD II Deceased.</p> <p>The administration of the estate of RICHARD ROBERT CRAWFORD II, deceased, whose date of death was August 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>
<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative KATHLEEN J. CRAWFORD 32195 Cannon Rush Drive San Antonio, FL 33576 Attorney for Personal Representative Laurie R. Chane, Attorney Florida Bar Number: 843547 The Law Office of Laurie R. Chane 14206 5th Street Dade City, Florida 33523 Telephone: (352) 567-0055 Fax: (352) 437-3918 E-Mail: laurie@chanelaw.com Secondary E-Mail: service@chanelaw.com August 15, 22, 2025 25-02392H</p>

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-CA-006855 DIVISION: D Regions Bank dba Regions Mortgage Plaintiff, vs. Sandy Kuti; et al Defendants. TO: The Unknown, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Sandor Kuti, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 12, BLOCK 7 IN WATER-LEAF PHASE 2A AND 2B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 190, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before SEPTEMBER 16, 2025, and file the original with the Clerk of this Court ei-</p>
<p>ther before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on 8/11/2025.</p> <p>Victor D. Crist As Clerk of the Court (SEAL) By: Isha Tirado-Baker As Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 25-F00109 August 15, 22, 2025 25-02445H</p>

THIRD INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-003677 DIVISION: D BLUE RIDGE EQUITIES, INC., Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MICHAEL MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF MARY MAGLIO, DECEASED; THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DOLORES RUSSO, DECEASED; NICKY BERARDO if living, and if deceased, THE UNKNOWN HEIRS, DEVISEES, GRANTEES,</p>
<p>ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF NICKY BERARDO, DECEASED; JOSEPH INDIERO; MICHAEL S. MAGLIO; MICHELLE INDIERO A/K/A MICHELLE SHANNON; ANGELA INDIERO A/K/A ANGELA WESTFALL; KRISTY INDIERO A/K/A KRISTY WILLIAMS; DEAN BERARDO; VICTOR INDIERO; JAMES INDIERO; LAZARO ORTEGA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, the names being fictitious to account for parties in possession, Defendants. To: JAMES INDIERO Last Known Address: 80 Blossom Drive, Martinsburg, WV 25405 Current Address: Unknown To: Nicky Berardo if living, and if deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees and All Other Claimants Claiming By, Through, Under or Against Nicky Berardo, Deceased. Last Known Address: 349 7th Street, Jersey City, NJ 07302 Current Address: Unknown</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002644 Division A IN RE: ESTATE OF ELIZABETH S. BURDA Deceased.</p> <p>The administration of the estate of Elizabeth S. Burda, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p>
<p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Emelyn S. Gilmore 452 Manns Hill Road Littleton, New Hampshire 03561 Attorney for Personal Representative: Lisa A. Haidermota Florida Bar Number: 45225 Hill Ward Henderson 101 E. Kennedy Boulevard, Suite 3700 Tampa, FL 33602 Telephone: (813) 227-8477 Fax: (813) 221-2900 E-Mail: Lisa.Haidermota@hwhlaw.com Secondary: probate.efile@hwhlaw.com August 15, 22, 2025 25-02378H</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001440 IN RE: ESTATE OF KENNETH RAY BOULDIN a/k/a Kenneth R. Bouldin Deceased.</p> <p>The administration of the Estate of Kenneth Ray Bouldin a/k/a Kenneth R. Bouldin, deceased, whose date of death was August 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,</p>
<p>Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Mark C. Bouldin 120 Honeymoon Hill Ln. Merritt Island, Florida 32952 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com August 15, 22, 2025 25-02387H</p>

THIRD INSERTION
<p>To: MICHAEL S. MAGLIO Last Known Address: 24 Park Place, Flanders, NJ 07836 Current Address: Unknown To: LAZARO ORTEGA Last Known Address: 3101 Bruton Road, Plant City, FL 33565 Current Address: Unknown To: DEAN BERARDO Last Known Address: 99 Boyd Avenue, Jersey City, NJ 07304 Current Address: Unknown To: JOSEPH INDIERO Last Known Address: 9212 Hunters Greene Drive, Zebulon, NC 27597 Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to determine beneficiaries and quiet title on the following property in Hillsborough County, Florida: THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 70 FEET. Property Address: 3101 BRUTON ROAD, PLANT CITY, FL 33565 has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Plaintiff's attorney, Quinn Legal, P.A., whose address is 19321 U.S. Highway 19 N., Suite 512, Clearwater, FL 33764; eservice@quinnlegal.com; kmiller@quinnlegal.com, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in</p>
<p>the Complaint or petition.</p> <p>**See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>THESE ARE NOT COURT INFORMATION NUMBERS</p> <p>This notice shall be published once a week for four consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and the seal of this court on this 30 day of JULY, 2025.</p> <p>VICTOR D. CRIST Clerk of the Circuit Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Quinn Legal, P.A. 19321 U.S. Hwy 19 N, Suite 512 Clearwater, FL 33764 Phone: 727-474-9603 eservice@quinnlegal.com kmiller@quinnlegal.com August 8, 15, 22, 29, 2025 25-02327H</p>

FOURTH INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-017999 DIVISION: V PAWNEE LEASING CORPORATION, Plaintiff, vs. FIRST PLAN TRANSPORTATION INC, and ROBERTO PELLITERO, Defendants. To: Roberto Pellitero 11910 Lynnmoor Drive Riverview, FL 33579 YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 09/02/2025 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p>
<p>In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.</p> <p>WITNESS my hand the seal of this Court on this 28 day of July, 2025.</p> <p>VICTOR D. CRIST Clerk of the Court (SEAL) BY: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Attorney for Plaintiff: SOLOVE LAW FIRM, P.A. Robert A. Solove, Esq. PO Box 560608 Miami, Florida 33256 Tel. (305) 612-0800 Primary E-mail: service@solovelawfirm.com Secondary E-mail: robert@solovelawfirm.com PAW-4421 August 1, 8, 15, 22, 2025 25-02268H</p>

THIRD INSERTION
<p>SECOND AMENDED NOTICE OF ACTION; CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-001011 DIVISION: O BRENDA ADKINS-JONES, Plaintiff, v. JOHNNY L. ADKINS, JR., Defendant. TO: JOHNNY L. ADKINS, JR. 611-613 Calhoun Avenue Seffner, Florida 33584 YOU ARE NOTIFIED that an action to Partition real property located at 4710 E Curtis Street, Tampa, Hillsborough County, Florida 33610 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David L. Levy, the plaintiff's attorney, whose address is 10225 Ulmerton Road, Suite 6-A, Largo, Florida 33771 on or before September 9, 2025 and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default</p>
<p>will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>DATED on 8/1/2025</p> <p>VICTOR D. CRIST Clerk of the Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 August 8, 15, 22, 29, 2025 25-02341H</p>

SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE NO. 292024CA005736A001HC RF-Section I CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2022-3, Plaintiff, vs. FREEDOM FLIPPING ACADEMY, LLC; JEANS FARAH GASTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure dated August 7, 2025, and entered in Case No. 292024CA005736A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2022-3 is Plaintiff and FREEDOM FLIPPING ACADEMY, LLC; JEANS FARAH GASTON; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on September 19, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:</p> <p>LOT 4 AND THE SOUTH 5 FEET OF LOT 3, BLOCK 23, IRVINTON HEIGHTS, AND</p>
<p>THE EAST HALF OF CLOSED ALLEY ABUTTING ON THE WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8412 SEMI-NOLE AVE, TAMPA, FL 33604 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</p> <p>DATED August 12, 2025. By: /s/ Kathleen Achille Kathleen Achille Florida Bar No.: 166200 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1460-199983 / SM2 August 15, 22, 2025 25-02450H</p>

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

SECOND INSERTION	SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA File No. 25-CP-000208 Division: PROBATE IN RE: ESTATE OF RALPH BURTON, Deceased. The administration of the estate of RALPH BURTON, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg's Street, Room 445 - Edgecomb Court-house, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: EBONY BURTON 415 Morgan Falls Rd #8302 Sandy Springs, GA 30350 Attorney for Personal Representative: PIERRE A.L. MOMMERS, Esquire, P.A. Florida Bar Number: 080731 MOMMERS & COLOMBO Attorneys-At-Law 2020 W. Eau Gallie Blvd., Suite 106 Melbourne, Florida 32935 Telephone: (321) 751-1000 Fax: (321) 751-1001 E-Mail: pierre@mommerscolombo.com Secondary E-Mail: sburke@mommerscolombo.com August 15, 22, 2025</p>
SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 29-2023-CA-014400 Division B RESIDENTIAL FORECLOSURE Section I UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I Plaintiff, vs. PARIS L. DAVIS A/K/A PARIS DAVIS A/K/A PARIS L. DAVIS, JR., UNKNOWN SPOUSE OF PARIS L. DAVIS A/K/A PARIS DAVIS A/K/A PARIS L. DAVIS, JR., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 2, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:</p> <p>LOT 13, BLOCK 73, MAP OF PART OF PORT TAMPA CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THAT PART OF THE WEST ½ VACATED ALLEY RIGHT OF WAY ABUTTING SUBJECT PROPERTY..</p> <p>and commonly known as: 6826 S DE</p>	<p>SOTO ST, TAMPA, FL 33616; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on October 6, 2025 at 10:00 AM.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this August 7, 2025</p> <p>By: /s/ Donna S. Glick Donna S. Glick Attorney for Plaintiff (813) 229-0900 x Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 320250/2321575/CMP August 15, 22, 2025</p>
SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 23-CA-015858 Division: C AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, Dr. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on October 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>LOT 26, BLOCK 14, AYER-SWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF</p>	<p>THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio: 077952-6336 a.k.a. 10829 Carloway Hills Dr PIN: U-29-31-20-98M-000014-00026.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com August 15, 22, 2025</p>
SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 25-CA-002126 Division: C STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. EDWIN QUINONES, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 25-CA-002126 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., is the Plaintiff, and EDWIN QUINONES, et al., are the Defendants, Clerk of Court Victor D. Crist of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at https://www.hillsborough.realforeclose.com at 10:00 AM, on October 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>Lot 67. in Block 37 of AYER-SWORTH GLEN PHASE 3B, according to the plat thereof, as recorded in Plat Book 134, Page 91, of the Public Records of Hillsborough County, Florida..</p>	<p>Folio: 077952-7702 a.k.a. 10421 Carloway Hills Drive PIN: U-29-31-20-B5R-000037-00067.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esq. Fla. Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, Florida 33711 Telephone- 727/440-4407 Primary E-mail: szetrouer@zp-legal.com Secondary: cos2@zp-legal.com August 15, 22, 2025</p>
SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 24-CA-006556 FABRICIO MENDEIRO, Plaintiff, v. JOSE INACIO PEREIRA and UNKNOWN SPOUSE OF JOSE INACIO PEREIRA, Defendants. NOTICE IS GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated the 9th day of June 2025, in Case No. 24-CA-006556, of the Circuit Court of Hillsborough County, Florida, in which JOSE INACIO PEREIRA and UNKNOWN SPOUSE OF JOSE INACIO PEREIRA, are the Defendants, the Clerk of this Court will sell to the highest and best bidder on hillsborough.realforeclose.com at 10:00 a.m. on September 8, 2025, the following described property set forth in the Order of Final Judgment:</p> <p>Legal Description: The East ½ of Lot 66 of Green Grass Acres First Addition, according to the map or plat thereof as recorded in Plat Book 41, Page 59, of the Public Records of Hillsborough</p>	<p>County, Florida. C/K/A: 8717 S. Meadowview Cir., Tampa, Florida 33625 Parcel ID #: A0039920000</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact:</p> <p>800 E. Twigg's Street, Room 604 Tampa, FL 33602 Phone: (813) 276-8401</p> <p>Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 6th day of August 2025.</p> <p>Respectfully submitted, BROWN & KIMPTON, P.A. By: /s/ Colton L. Chrimes Colton L. Chrimes, Esq. FBN #1011767 29750 US Hwy 19 N Suite 205 Clearwater, FL 33761 Office (813) 528-4044 Facsimile (813) 855-8485 eservice@brownkimptonlaw.com Attorney for Plaintiff August 15, 22, 2025</p>
SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-014910 CWS INVESTMENTS, INC., Plaintiff, VS. CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 17, 2025 in Civil Case No. 23-CA-014910, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, CWS INVESTMENTS, INC. is the Plaintiff, and CHRIS HALL; MAXI HALL; MV REALTY PBC, LLC; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on October 6, 2025 at 10:00:00 AM EST the following described real property as</p>	<p>set forth in said Final Judgment, to wit: LOT 15, BLOCK 7, CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 282, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 6th day of August, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.08.06 11:49:32-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1703-002B August 15, 22, 2025</p>
SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 23-CA-015858 Division: C AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, Dr. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on October 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>LOT 26, BLOCK 14, AYER-SWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF</p>	<p>THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio: 077952-6336 a.k.a. 10829 Carloway Hills Dr PIN: U-29-31-20-98M-000014-00026.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com August 15, 22, 2025</p>
SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 23-CA-015858 Division: C AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, Dr. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on October 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>LOT 26, BLOCK 14, AYER-SWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF</p>	<p>THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio: 077952-6336 a.k.a. 10829 Carloway Hills Dr PIN: U-29-31-20-98M-000014-00026.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com August 15, 22, 2025</p>
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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 23-CA-015858 Division: C AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, Dr. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on October 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>LOT 26, BLOCK 14, AYER-SWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF</p>	<p>THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio: 077952-6336 a.k.a. 10829 Carloway Hills Dr PIN: U-29-31-20-98M-000014-00026.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com August 15, 22, 2025</p>
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<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No.: 23-CA-015858 Division: C AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANDREA LYNNE JOHNSON; UNKNOWN SPOUSE OF ANDREA LYNNE JOHNSON; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 as unknown tenants in possession, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 08/05/2025, entered in Case No. 23-CA-015858 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and ANDREA LYNNE JOHNSON, Dr. Crist, Clerk of Court of Hillsborough County, will sell to the highest and best bidder for cash online via the internet at http://www.hillsborough.realforeclose.com at 10:00 AM, on October 7th, 2025 the following described property as set forth in said Final Judgment:</p> <p>LOT 26, BLOCK 14, AYER-SWORTH GLEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 166, OF</p>	<p>THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Folio: 077952-6336 a.k.a. 10829 Carloway Hills Dr PIN: U-29-31-20-98M-000014-00026.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the notice must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. /s/ Shannon L. Zetrouer Shannon L. Zetrouer, Esquire Florida Bar No. 16237 ZP Legal, PLLC 4100 Central Avenue St. Petersburg, FL 33711 Telephone: (727) 440-4407 szetrouer@zp-legal.com cos2@zp-legal.com August 15, 22, 2025</p>
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ACTIONS / SALES---

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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 2023-CA-011625 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff, v. CORNELIUS LOWREZ JONES, et al., Defendants.</p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated July 31, 2025, issued in and for Hillsborough County, Florida, in Case No. 2023-CA-011625, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V is the Plaintiff, and CORNELIUS LOWREZ JONES, LISA DENISE ROUX-JONES, DARRIELL K. WILLIAMS, STATE OF FLORIDA, DEPARTMENT OF REVENUE, CLERK OF THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA and RIVERBEND WEST COMMUNITY ASSOCIATION, INC. are the Defendants.</p> <p>The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 01, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:</p> <p>LOT 33, BLOCK 4, RIVER-</p>
<p>BEND WEST PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 219, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 108 Cascade Bend Drive, Ruskin, FL 33570</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 8th day of August, 2025.</p> <p>Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 15, 22, 2025 25-02411H</p>

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

GENERAL JURISDICTION

DIVISION

Case No. 15-CA-006944
REGIONS BANK DBA REGIONS MORTGAGE, Plaintiff, vs.
Kevin P. O'Brien, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered

in Case No. 15-CA-006944 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein REGIONS BANK DBA REGIONS MORTGAGE is the Plaintiff and Kevin P. O'Brien; Any and All Unknown Parties Claiming By Through Under and Against the Herein Named Individual Defendant(s) Who Are Not Known to be Dead or Alive, Whether Said Unknown Parties May Claim an Interest as Spouses, Heirs, Devisees, Grantees, or Other Claimants; Marisa A. O'Brien a/k/a Marisa O'Brien ; Regions Bank; Van Dyke Farms Homeowners' Association, Inc.;

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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 24-CA-001057 NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC), Plaintiff, v. GILBERTO MENDOZA JR., et al., Defendants.</p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated July 29, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-001057, wherein NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING (FKA SPECIALIZED LOAN SERVICING LLC) is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF GILBERTO MENDOZA, HILDA R. GARCIA, CARMEN MENDOZA, GILBERTO MENDOZA, JR., EFRAIN MENDOZA, MANUEL RAMON PEREZ A/K/A MANUEL PEREZ, KAYLA SYLVIA PADILLA A/K/A KAYLA PADILLA, KAIRI JEDZIAH PADILLA A/K/A KAIRI PADILLA, MILDA P. ORTIZ-LAWAS, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 are the Defendants.</p> <p>The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 02, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit:</p>
<p>LOT 2 IN BLOCK 65 OF CLAI RMEL CITY, SECTION A, UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS THE SAME RECORDED IN PLAT BOOK 45, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 7003 SANDHURST DRIVE, HILLSBOROUGH, FL 33619</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 8th day of August, 2025.</p> <p>Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 15, 22, 2025 25-02412H</p>

United States of America - Internal Revenue Service; Tenant #1 are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 3rd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 17, BLOCK I, SOUTH-FORK AT VAN DYKE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 27-1 THROUGH 27-8, OF THE PU-

BIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-24-27-17-01R-100000-00017.0

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 Ad-

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION</p> <p>DIVISION</p> <p>CASE NO. 25-CA-000489 THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-I, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 01, 2025, and entered in 25-CA-000489 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR WIMC CAPITAL TRUST 2011-I is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JAIME L. GONCE-NICO AKA JAIME L. GONCE, DECEASED; ELIA GONCE AKA ELIA ANTONIA HENRIQUEZ AKA ELIA A. HENRIQUEZ; PORTFOLIO RECOVERY ASSOCIATES, LLC; DENNY GONCE; YUNIOR GONCE; WILMER PADILLA; ELIA DRUYARD are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 04, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 12, BLOCK 1, PANAMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 89 OF THE PUBLIC RECORDS OF</p>
<p>HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE SOUTH 1/2 OF THE ALLEY (NOW CLOSED) ABUTTING SAID LOT ON THE NORTH.</p> <p>Property Address: 1410 E 25TH AVE, TAMPA, FL 33605</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 12 day of August, 2025.</p> <p>By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 24-263749 - NaC August 15, 22, 2025 25-02437H</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION:</p> <p>CASE NO.: 25-CA-002215 SECTION # RF LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NICOLAS VICENTE SANCHEZ; BELMONT II COMMUNITY ASSOCIATION, INC.; GOODLEAP, LLC; KENDALL LEIGH SANCHEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 03 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 30, IN BLOCK 24, OF BELMONT SOUTH PHASE 2F, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 145, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 9423 CHANNING HILL DRIVE, RUSKIN, FL 33573</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO</p>
<p>FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 05 day of August 2025.</p> <p>By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-00864 August 15, 22, 2025 25-02420H</p>

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

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 12th day of August, 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 # 15-F04823
August 15, 22, 2025 25-02436H

SECOND INSERTION			
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-002660 Division E WEST FLORIDA INVESTMENT PROPERTIES, INC., a Florida corporation, as to an undivided 67% interest, and CARMEN G. DOMINQUEZ, TRUSTEE OF THE JAMES COOPER REVOCABLE TRUST u/a/d June 22, 2018, as to an undivided 33% interest. Plaintiffs, vs. JAMKIN CONSULTING, INC., a			
dissolved Florida corporation d/b/a TRUTH LOUNGE; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; AND STATE OF FLORIDA DEPARTMENT OF REVENUE; Defendants. NOTICE IS HEREBY GIVEN that under and by virtue of the Summary Final Judgment of Foreclosure entered on August 11, 2025, under Case No. 25-CA-002660 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough Coun-			
ty, Florida, wherein WEST FLORIDA INVESTMENT PROPERTIES, INC., a Florida corporation, as to an undivided 67% interest, and CARMEN G. DOMINQUEZ, TRUSTEE OF THE JAMES COOPER REVOCABLE TRUST u/a/d June 22, 2018, as to an undivided 33% interest, are Plaintiffs, and JAMKIN CONSULTING, INC., a dissolved Florida corporation d/b/a TRUTH LOUNGE; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; AND STATE OF FLORIDA DEPARTMENT OF REVENUE are			
the Defendants, Victor D. Crist, Clerk of the Court, will offer for sale and sell at an internet online auction, which may be accessed at http://www.hillsborough.realforeclose.com at 10:00 a.m., on September 17, 2025, the following described property situated in Hillsborough County, Florida: Florida 4COP Liquor License No. BEV39-01023 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale. If you are a person with a dis-			
ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line			
(813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 13th day of August 2025. /s/ Stephen M. Stone STEPHEN M. STONE, ESQUIRE Florida Bar No. 113096 Attorney for Plaintiff 725 North Magnolia Avenue Orlando, Florida 32803 (407) 423-7910 Fax: (407) 423-8083 E-service: stephen@smstonelaw.com Secondary: nancy@smstonelaw.com August 15, 22, 2025 25-02447H			

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13th JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE NO. 25-CA-004454 DIVISION: K WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff vs. COSTA DIAS INC., et al., Defendants TO: PHILLIPI COSTA 1120 CONCH COURT WESLEY CHAPEL, FL 33544 191 CHARLES ST APT 1 LOWELL, MA 01852 8273 SWANN HOLLOW DR APT 1 TAMPA, FL 33647 COSTA DIAS INC. 1120 CONCH COURT WESLEY CHAPEL, FL 33544 191 CHARLES ST APT 1 LOWELL, MA 01852 8273 SWANN HOLLOW DR APT 1 TAMPA, FL 33647 AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: A PORTION OF LOT 1, BLOCK 1 OF HANKINS ACRES, AS RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 16.00 FEET OF THE NORTH 32.34 FEET OF THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89° 50` 34`` EAST (ASSUMED BEARING), 513.25 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; THENCE SOUTH 00° 02` 09`` EAST, 25.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 57` 51`` EAST, 44.35 FEET; THENCE SOUTH 00° 02` 09`` EAST, 64.68 FEET; THENCE SOUTH 89° 57` 51`` WEST, 44.35; THENCE NORTH 00° 02` 16`` WEST 64.68 FEET TO THE POINT OF BEGINNING. A/K/A LOT 2, BLDG. 9, HAPSHIRE VILLAS UNRECORDED TOWNHOMES PLAT. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before SEPTEMBER 10, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint. 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. WITNESS MY HAND AND SEAL OF SAID COURT on this 5 day of AUGUST, 2025. <div>Victor D Crist As Clerk of said Court (SEAL) By: Isha Tirado-Baker As Deputy Clerk</div> <div>Prepared by: Greenspoon Marder, LLP (954) 491-1120; gmforeclosure@gmlaw.com (23-001992-05) August 15, 22, 2025 25-02415H</div>	

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CA-004649 DIVISION: J RF - SECTION PHH MORTGAGE CORPORATION, Plaintiff, vs. TIFFANY RENAE DRAYTON; BOBBY HENRY DRAYTON, JR., ET AL. Defendants To the following Defendant(s): BOBBY HENRY DRAYTON, JR. (CURRENT RESIDENCE UNKNOWN) Last Known Address: 12741 TANNENCREST DR, RIVERVIEW, FL 33579 Additional Address: 4506 CYPRESS GROVE LN, NORTHPORT, AL 35473 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 272 OF TRIPLE CREEK VILLAGE M-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGES 215 THROUGH 228, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 12741 TANNENCREST DR, RIVERVIEW FL 33579 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before September 11, 2025 and file the original with the Clerk of this Court either be-	
fore service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. WITNESS my hand and the seal of this Court this 6th day of August, 2025. <div>HILLSBOROUGH COUNTY CLERK OF COURT (SEAL) By Mustafa Divan As Deputy Clerk</div> <div>J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH20832-25/cam August 15, 22, 2025 25-02376H</div>	

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. 24-CA-006864 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. ILENE MAE THELEN, 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 ILENE MAE THELEN, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: UNIT 174, PHASE 5, HIGH-GATE II CONDOMINIUM, A CONDOMINIUM AS PER THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS 4054, PAGE 371, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. map of plat thereof as recorded in Plat Book 81, Page 10, Public Records of Hillsborough County, Florida. Together with all improvements now or hereafter erected on the property, and all easements, ap-purtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only: Site Address: 10132 Downey Lane, Tampa, FL 33626 Mailing Address: 10132 Downey Lane, Tampa, FL 33626 at public sale, to the highest and best bidder, for cash, on October 16, 2025, beginning at 10:00 a.m., conducted electronically online at http://www.hillsborough.realforeclose.com. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Stephanie C. Lieb Stephanie C. Lieb, Esquire Florida Bar No. 0031806 Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 101 E. Kennedy Boulevard, Suite 2700 Tampa, FL 33602 slieb@trenam.com Tel: (813) 223-7474 Fax: (813) 229-6553 Attorneys for Gulfside Bank August 15, 22, 2025 25-02438H	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE (10132 Downey Lane, Tampa, FL 33626) IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-009924 Division: H GULFSIDE BANK, Plaintiff, vs. CLEM INVESTMENTS I, LLC, a Florida limited liability company; IAN LYNDON SOLOMAN CLEMENTSON, an individual; LOUISIANA THERESA CLEMENTSON, an individual; J. APRILE PROPERTIES, LLC, a Florida limited liability company; D. APRILE PROPERTIES, LLC, a Florida limited liability company; and R. APRILE PROPERTIES, LLC, a Florida limited liability company; JANE/JOHN DOE IN THE NORTHTON PROPERTY, fictitious names representing unknown tenants in possession; LAURIE CUMBERBATCH, an individual, SELENA CUMBERBATCH, an individual; JANE/JOHN DOE IN THE DOWNEY PROPERTY, fictitious names representing unknown tenants in possession; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants. NOTICE is hereby given that, pursuant to the Order Resetting Foreclosure Sale entered on August 11, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court will sell the following described property situated in Hillsborough County, Florida: Lot 35, Block 1, WESTCHASE SECTION "377", according to the	

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. 25-CA-003484 DIVISION E FIFTH THIRD BANK, N.A., Plaintiff, vs. POMODORO INVESTMENTS LLC, et al., Defendant. To the following Defendant: POMODORO INVESTMENTS LLC, 2908 E HOWELL ST, TAMPA, FL 33610 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 22, HILL TOP HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 80, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, Nicholas Vanhook, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before SEPTEMBER 11, 2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service	
on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. WITNESS my hand and seal of said Court on the 6 day of AUGUST, 2025. <div>VICTOR D. CRIST CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</div> <div>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 25-11566FL August 15, 22, 2025 25-02385H</div>	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-013458 BANK OF AMERICA, N.A., Plaintiff, VS. LUIS MIGUEL BESSONE; STACEY K. BESSONE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 29, 2025 in Civil Case No. 23-CA-013458, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, BANK OF AMERICA, N.A. is the Plaintiff, and LUIS MIGUEL BESSONE; STACEY K. BESSONE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on October 27, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 9, BLOCK J, REVISED	
MAP OF BAY CITY, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT,IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 54; TOGETHER WITH THE NORTH 1/2 OF CLOSED ALLEY ABUTTING ON THE SOUTH (ORDINANCE 7842-A RECORDED IN OFFICIAL RECORD BOOK 3905, PAGE 1340) Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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 8th day of August, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepite.com Reason: I am the author of this document Location: Date: 2025.08.08 10:25:39-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1092-12601B August 15, 22, 2025 25-02410H	

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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002675 IN RE: ESTATE OF BONNIE E. LEBARRON, aka BONNIE EM LEBARRON Deceased.</div> <div>The administration of the estate of BONNIE E. LEBARRON, also known as BONNIE EM LEBARRON, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 15, 2025.</div> <div><div><div>GAIL B. LEBARRON</div><div>Personal Representative</div><div>301 North Canal Street Ruskin, FL 33570</div></div><div>James P. Hines, Jr., Esq. Attorney for Personal Representative Florida Bar No. 61492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: rhartt@hnh-law.com August 15, 22, 202525-02442H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002316 IN RE: ESTATE OF DAVID W STICKELL Deceased.</div> <div>The administration of the estate of DAVID W STICKELL, deceased, whose date of death was April 26, 2025 is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 15, 2025.</div> <div><div><div>Ellen Rachel Sassani</div><div>Personal Representative</div><div>5402 Venetia Place Tampa, FL 33617</div></div><div>Attorney for Personal Representative Quikeef Simmons, CPA, Esq. E-Mail Addresses: qsimmmons@sblgp.com/ admin@sblgp.com Florida Bar No. 1022482 Simmons Business Law Group, PLLC 401 E. Jackson Street Suite 3300 Tampa, FL. 33602 Telephone: (813) 701-2625/ Fax (813) 756-2587 August 15, 22, 202525-02432H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002629 IN RE: ESTATE OF LEROY HENRY LOPEZ, aka HENRY L. LOPEZ Deceased.</div> <div>The administration of the estate of LEROY HENRY LOPEZ, also known as HENRY L. LOPEZ, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 15, 2025.</div> <div><div><div>EUGENE LEROY LOPEZ</div><div>Personal Representative</div><div>7811 N. Matanzas Avenue Tampa, FL 33614</div></div><div>Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com August 15, 22, 202525-02407H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002553 IN RE: ESTATE OF DIANNE D. YOUNG, aka DIANNE DEBRA YOUNG Deceased.</div> <div>The administration of the estate of DIANNE D. YOUNG, also known as DIANNE DEBRA YOUNG, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 15, 2025.</div> <div><div><div>OTIS R. YOUNG</div><div>Personal Representative</div><div>PO Box 2903 Valdosta, GA 31604</div></div><div>Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com August 15, 22, 202525-02398H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002417 Division B IN RE: ESTATE OF ROLF SULZBERGER, Deceased.</div> <div>The administration of the estate of ROLF SULZBERGER, deceased, whose date of death was November 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 15, 2025</div> <div><div><div>JULIE M. GODDARD</div><div>Personal Representative</div><div>P.O. Box 273792 Tampa, FL 33688</div></div><div>JAMES P. HINES, JR., ESQ. Attorney for Personal Representative Florida Bar No. 061492 Hines Norman Hines, P.L. 315 S. Hyde Park Ave. Tampa, FL 33606 Telephone: 813-251-8659 Email: jhinesjr@hnh-law.com Secondary Email: mgreco@hnh-law.com August 15, 22, 202525-02401H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001409 IN RE: ESTATE OF EMMA LISSA YATES a/k/a Emma B. Yates Deceased.</div> <div>The administration of the Estate of Emma Lissa Yates a/k/a Emma B. Yates, deceased, whose date of death was October 13, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, 2nd Fl, Rm 206, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>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.</div> <div>The date of first publication of this notice is August 15, 2025.</div> <div><div><div>Lorenza Barnes</div><div>Personal Representative</div><div>10911 Spyglass Hill Bowie, Maryland 20721</div></div><div>Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com August 15, 22, 202525-02402H</div></div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002658 IN RE: ESTATE OF JOAQUIN FRANCISCO TORRES Deceased.</div> <div>The administration of the estate of Joaquin Francisco Torres, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File Number: 25-CP-002608 Division: A IN RE: ESTATE OF EILEEN ANNE MEURER a/k/a EILEEN A. MEURER Deceased.</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of EILEEN ANNE MEURER a/k/a EILEEN A. MEURER, deceased, File Number 25-CP-002608; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was March 28, 2025; that the total value of the estate is \$61,165.42 consisting of intangible personal property (life insurance policy) and that the names and addresses of those to whom it has been assigned by such order are:</div> <div>Beneficiary: EILEEN A. MEURER 2003 TRUST, dated August 18, 2003, as amended and restated 16215 Talavera de Avila Tampa, Florida</div>	<div>SECOND INSERTION</div> <div>33613 ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is August 15, 2025.</div> <div><div><div>Person Giving Notice: William J. Meurer</div><div>16215 Talavera de Avila Tampa, Florida 33613</div></div><div>Attorney for Person Giving Notice: Olin Shivers, Esq. Florida Bar No. 358037 Foley & Lardner, LLP 100 N. Tampa Street, Suite 2700 Tampa, Florida 33602 Telephone: 813-229-2300 Email: oshivers@foley.com August 15, 22, 202525-02393H</div></div>	<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-2154 Division: A IN RE: ESTATE OF VICKIE L. GOOLSBY, Deceased.</div> <div>TO ALL WHOM IT MAY CONCERN</div> <div>The administration of the estate of, Vickie L. Goolsby, deceased, whose date of death was April 6, 2025, File number 25-CP-2154, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 15, 2025.</div> <div><div><div>Michala A. Goolsby,</div><div>Personal Representative</div><div>7203 Lunita Court Tampa, Florida 33625</div></div><div>John H. Rains, III FBN 280283 501 E. Kennedy Blvd., Suite 750 Tampa, FL 33602-5275 Telephone: (813) 221-2777 Fax: (813) 221-3737 Primary Email: jrains@johnrains.com Secondary Email: ehill@johnrains.com Secondary Email: courtfilings@jhr3pa.com Attorney for Personal Representative August 15, 22, 202525-02394H</div></div>
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<div>SECOND INSERTION</div> <div>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002691 Division A IN RE: ESTATE OF LINDA TAGGART, Deceased.</div> <div>The administration of the estate of LINDA TAGGART, deceased, whose date of death was November 29, 2024,</div>	<div>SECOND INSERTION</div> <div>is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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</div>	<div>SECOND INSERTION</div> <div>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.</div> <div>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.</div> <div>The personal representative has no</div>	<div>SECOND INSERTION</div> <div> 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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</div>	<div>SECOND INSERTION</div> <div>TION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 15, 2025.</div> <div><div><div>DOUGLAS B. STALLEY</div><div>Personal Representative</div><div>16637 Fishhawk Blvd., Suite 106 Lithia, FL 33547</div></div></div>	<div>SECOND INSERTION</div> <div>JAMES S. EGGERT Attorney for Personal Representative Florida Bar No. 949711 EGGERT FITZPATRICK 811-B Cypress Village Blvd. Ruskin, FL 33573 Telephone: (813) 633-3396 Email: jim@eggfitz.com Secondary Email: leslie@eggfitz.com August 15, 22, 202525-02443H</div>
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