Public Notices

Business Observer

HILLSBOROUGH PAGES 17-32

PASCO PAGES 33-44

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** AUGUST 29 - SEPTEMBER 4, 2025

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD MEETING
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **September 10, 2025, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is 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 this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wynnmerewestcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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.

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
August 29, 2025 25-02517H

FIRST INSERTION

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS
WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Waterset South Community Development District will hold their regular meeting on September 11, 2025, at 9:00 a.m. at the Offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 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) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 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.

Robert Durand, District Manager
August 29, 2025 25-02519H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/18/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below

Unit 3071	Walker, Toniece	Wall art, boxes, totes, collectibles, electronics, furniture, toys
Unit 2044	Collins, Winter	Artwork, boxes, totes, furniture
Unit 3019	Venidis, Angelica	Totes, kitchenware, furniture, lamps
Unit 1003	Lavelle, Anne	Boxes, totes, furniture, lamps

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.
Aug. 29; Sep. 5, 2025 25-02540H

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 Your Florida Accident Attorney located at 400 N Tampa St ste: 115, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 23rd day of August, 2025.
Brian Sampson
August 29, 2025 25-02569H

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 White Vanguard Sales Management located at 400 N Tampa St Ste 1550 #936137, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Tampa, Florida, this 21st day of August, 2025.
SUPERIOR HOME UPGRADES LLC
August 29, 2025 25-02555H

FIRST INSERTION

SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (**"Board"**) of the South Shore Corporate Park Industrial Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: September 16, 2025
TIME: 11:00 a.m.
LOCATION: Rizzetta & Company, Inc.
2700 Falkenburg Road, Suite 2745
Riverview, Florida 33578

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Proposed Budget"**). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 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 hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Stephanie DeLuna, District Manager
August 29, 2025 25-02518H

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 Island Fin Poke located at 212 W Frances Ave 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 21st day of August, 2025.
Nicholas Glover
Nicholas Glover
August 29, 2025 25-02525H

FIRST INSERTION

Public Notice
Effective Sept. 22, 2025,
WellMed at Haverford will be closing.
Cecil Sue-Wah-Sing, MD, will transfer to Optum – Cortaro Drive.

Patients can obtain copies of their medical records at:
Optum – Cortaro Drive
772 Cortaro Drive
Sun City Center, FL 33573
Phone: 1-813-633-9443
Fax: 1-813-633-8761

Aug. 29; Sep. 5, 12, 19, 2025
25-02530H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9811 Progress BLV. Riverview, Florida 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 09/18/2025 at 2:30pm. Contents include personal property described below belonging to those individuals listed below.

UNIT A252	Raheim Lewis	Boxes, Totes, Furniture
UNIT A334	Lozada, Liliane	Electronics, Drums, Furniture
UNIT B056	Ginebra, Felicia	Boxes, Totes, Toys
UNIT B173	Bethelmy, Isaiah	Boxes, Artwork, Toys
UNIT B182	Knab, Michael	Sports, Tools, Boxes
UNIT D168	Brown, Wanda	Sports, Cabinets, Artwork
UNIT D184	Richardson, Melva	Electronics, Furniture, Artwork
UNIT D202	Perkins, George	Appliances, Boxes, Toys
UNIT D255	Weaver, Nirebei	Electronics, Furniture, Artwork
UNIT A353	Alexis Teague	Bag, Box & Christmas item

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
Aug. 29; Sep. 5, 2025 25-02537H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/18/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below.

A-235	Peach, Chris	clothing furniture bedding
C-545	Gifford, Daniel	toys furniture collectibles
C-623	Moore, Kelly	clothing furniture appliances
G-816	Smith, Alexis	boxes
7-118	Shea, Brennen	furniture electronics appliances
D-730	Smith, Tavaris	tools
G-823	Dominguez, Homero	toys outdoors furniture
F-802	Hernandez, Jennifer	mattresses
C-595	Tanner, Eddie	Furniture boxes
B-493	Douglas, Karen	home goods
A-325	Mitchell, Cynthia	toys clothing collectibles
17-8	Johnson, Heather	home goods
18-13*	Creel, Garrett	home goods
R/V908	Abajian, Tim	toys furniture

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.
Aug. 29; Sep. 5, 2025 25-02539H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/18/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below.

UNIT	NAME	CONTENTS
170	Jermaine Gowens	Boxes, bags
320	Sanih Macklin	Furniture, boxes
368	Michael Krebs	Furniture, toys
743	Natalie Donihi	Furniture, boxes
952	Jennifer Warren	Furniture, appliances, boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.
Aug. 29; Sep. 5, 2025 25-02538H

FIRST INSERTION

STONEBRIER COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF CHANGE OF BOARD OF SUPERVISORS
REGULAR MEETING

Notice is hereby given that the September regular meeting of the Board of Supervisors of the Stonebrier Community Development District (the "**District**") has been changed to Thursday, September 11, 2025, at **6:00 p.m.** at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is 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 notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed 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.

District Manager
August 29, September 5, 2025 25-02551H

FIRST INSERTION

HERITAGE HARBOR COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD OF SUPERVISORS REGULAR MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Heritage Harbor Community Development District (the "**District**") will be held on Tuesday, September 9, 2025, at 5:30 p.m. at the Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132.

The meeting is 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 notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed 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.

August 29, 2025 25-02552H

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 KUNGFU KITCHEN located at: 1513 W. BRANDON BLVD in the city of BRANDON, FL 33511 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 21st day of August 2025.
OWNER:
KUNGFU KITCHEN 104 LLC
1513 W. BRANDON BLVD
BRANDON, FL 33511
August 29, 2025 25-02554H

FIRST INSERTION

Public Notice
Effective July 8, 2025,
Oscar Velez-Holvino, MD, will no longer be providing care at Optum.

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

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

Aug. 29; Sep. 5, 12, 19, 2025
25-02529H

PUBLISH YOUR LEGAL NOTICE
Email legal@businessobserverfl.com
Business Observer

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Jonathan L Coradin / INNOVATIVE ROADS, LLC will engage in business under the fictitious name TIME4VETS, with a physical address 11610 Mansfield point Dr Riverview, Florida 33569, with a mailing address 11610 Mansfield point Dr Riverview, Florida 33569, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

August 29, 2025 25-02524H

FIRST INSERTION

Public Notice

Effective Sept. 22, 2025,
WellMed at Haverford will be closing.
Dina Sidig, MD, will transfer
to Optum – Bloomingdale.

Patients can obtain copies of their
medical records at:
Optum – Bloomingdale
1291 Bloomingdale Ave
Valrico, FL 33596
Phone: 1-813-653-1880
Fax: 1-813-654-2778

Aug. 29; Sep. 5, 12, 19, 2025
25-02531H

FIRST INSERTION

Public Notice

Luis E. Crespo, M.D., ME0046399, will be retiring from the practice of medicine on September 26, 2025. Crespo & Associates, P.A. will also close on September 26, 2025. All patient records will be automatically transferred to Physician Partners of America 4730 N Habana Ave, Suite 104, Tampa, FL 33614.

Aug. 29; Sep. 5, 12, 19, 2025
25-02563H

FIRST INSERTION

NOTICE OF BOARD MEETING WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Wynnmere West Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **September 10, 2025, at 7:00 PM** at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.

The meeting is 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 this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at wynnmerewestcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

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.

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
August 29, 2025 25-02580H

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 RGPHOTOANDVIDEO4U.COM of Hillsborough County, with a mailing address of 12505 ROYAL DUBLIN AVE ODESSA, FL 33556, and a principal office located in Hillsborough County, intends to register the said name with the FL Dept. of State, Div. of Corps., Tallahassee, FL. Owner: GREENBERG. RONALD 12505 ROYAL DUBLIN AVE ODESSA, FL 33556

08/21/2025

August 29, 2025 25-02599H

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 LA MAISON DE FLEURS BOUTIQUE FLORIST located at 13642 N Florida Ave in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of August, 2025.
LA CASA DE LOS FLORES, LLC
August 29, 2025 25-02565H

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 TW Management Solutions located at 400 N Tampa St Ste 1550 #936137, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 24th day of August, 2025.
SUPERIOR HOME UPGRADES LLC
August 29, 2025 25-02570H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that NEXT ERA MANAGEMENT GROUP INC, OWNER, desiring to engage in business under the fictitious name of CRUMP ADVISORY PARTNERS located at 10855 PARK DR, RIVERVIEW, FLORIDA 33569 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 29, 2025 25-02559H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case Number: 2025-CA-002376
Division: D
IN RE: FORFEITURE OF: $5,851.00 (Five Thousand Eight Hundred Fifty-One Dollars) in U.S. Currency

To: Christopher Jonathan Sole
Last known Address: 648 N. Harper Avenue Los Angeles, CA 90048

YOU ARE HEREBY NOTIFIED that a forfeiture action has been filed against the above-described Currency by the Department of Highway Safety and Motor Vehicles. You are required to file an answer and any written defenses with the Clerk of the Court and serve a copy of the answer and defenses on or before the 25 day of SEPTEMBER, 2025 on Angeline Attila, Assistant General Counsel, Department of Highway Safety and Motor Vehicles, 11305 N. McKinley Drive, Tampa, FL 33612. Failure to file your answer and defenses will result in a default being entered against you.

WITNESSED by hand and the Seal of the Court on this 20 day of August 2025.

Victor D. Crist
Clerk of Court
(SEAL) Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Aug. 29; Sep. 5, 12, 19, 2025
25-02522H

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Mariano Vazquez, Luz Vazquez, Miguel A. Hernandez, and Magdelena D. Hernandez will on 12th day of September 2025 at 10:00 a.m., on property at 241 Sun Terrace, Lot #ST-241, Tampa, Hillsborough County, Florida 33613, in Rose Lake Estates, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1981 BRIG Mobile Home
VIN #s: 3B4040165A/B
Title #s: 19523790/19523789
And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
Aug. 29; Sep. 5, 2025 25-02521H

FIRST INSERTION

MAGNOLIA PARK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Magnolia Park Community Development District (the "**District**") will be held on Monday, September 8, 2025, at 5:30 p.m. at Hilton Garden Inn Tampa Riverview Brandon – 4328 Garden Vista Drive, Riverview, FL 33578. The purpose of the meeting is to conduct any and all business coming before the Board of Supervisors.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (321) 263-0132, Ext. 398.

The meeting is 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 notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (321) 263-0132, Ext. 398. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's 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 a record of the proceedings is needed 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.

District Manager
August 29, 2025 25-02553H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that NEXT ERA MANAGEMENT GROUP INC, OWNER, desiring to engage in business under the fictitious name of BAYVIEW PARTNERS located at 10855 PARK DR, RIVERVIEW, FLORIDA 33569 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 29, 2025 25-02558H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that SUSAN A DAVIDSON, OWNER, desiring to engage in business under the fictitious name of WELLY DENTAL STUDIO located at 11239 FISH EAGLE DR, RIVERVIEW, FLORIDA 33569 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 29, 2025 25-02575H

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 Skye Oaks located at 110 Summerfield Way in the City of Brandon, Hillsborough County, FL 33510 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2025.
Skye Oaks Owner, LLC
August 29, 2025 25-02584H

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 Susana's Cooking located at 202 Lakeway Ln in the City of Apollo Beach, Hillsborough County, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2025.
Susana Wazar
August 29, 2025 25-02573H

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 Junor Andres located at 202 Lakeway LN in the City of Apollo Beach, Hillsborough County, FL 33572 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of August, 2025.
Andres Ramirez-Torres
August 29, 2025 25-02568H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that CB Sourcing LLC, desiring to engage in business under the fictitious name of Creator Buddy located at 12031 Wandsworth Drive, Tampa, Florida, 33626 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 29, 2025 25-02526H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that NEXT ERA MANAGEMENT GROUP INC, OWNER, desiring to engage in business under the fictitious name of COASTAL CREST STRATEGIES located at 10855 PARK DR, RIVERVIEW, FLORIDA 33569 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 29, 2025 25-02560H

FIRST INSERTION

Public Notice

Luis Ariel Crespo, MD CAQSM will be relocating his practice from Crespo & Associates, P.A., 5041 West Cypress Street, Tampa, FL 33607 to Physician Partners of America 4730 N Habana Ave, Suite 104, Tampa, FL 33614 on October 15, 2025. All patient records will automatically be transferred to Physician Partners of America.

Aug. 29; Sep. 5, 12, 19, 2025
25-02562H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DVA HEALTHCARE RENAL CARE, INC., OWNER, desiring to engage in business under the fictitious name of CENTRAL TAMPA DIALYSIS located at 4204 N MAC DILL AVE, SOUTH BLDG, ATTN: JLD/SECGOVFIN, TAMPA, FLORIDA 33607 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 29, 2025 25-02585H

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 Flours Bee Wild located at 8412 N Mitchell Ave in the City of Tampa, Hillsborough County, FL 33604 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2025.
Jitterbee LLC
August 29, 2025 25-02583H

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 NORTHSIDE FLORIST located at 13642 N Florida Ave in the City of Tampa, Hillsborough County, FL 33613 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of August, 2025.
LA CASA DE LOS FLORES, LLC
August 29, 2025 25-02564H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Jennifer West, desiring to engage in business under the fictitious name of Critical Moment CPR located at 11422 Carlton Fields Dr. Riverview, FL 33579, 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 29, 2025 25-02574H

FIRST INSERTION

NOTICE OF WORKSHOP BOARD OF SUPERVISORS MEETING AND AUDIT REVIEW COMMITTEE MEETING FOR THE WESTCHESTER SPECIAL DEPENDENT DISTRICT

The Board of Supervisors of the Westchester Special Dependent District will hold its workshop meeting on Monday, September 8, 2025 at 6:00 p.m. at the **Maureen B. Gauzza Public Library located at 11211 Countryway Blvd, Tampa, FL 33626. There will be an Audit Committee meeting immediately after the workshop meeting.** The Audit Committee will review, discuss, and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454, at least 48 hours before the meetings. 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 by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alize Aninipot, District Manager
August 29, 2025 25-02600H

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 Maverick Design & Construction located at 10150 Highland Manor Drive, Suite 200 in the City of TAMPA, Hillsborough County, FL 33610 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 26th day of August, 2025.
Marcus G Smith
August 29, 2025 25-02597H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

NOTICE IS HEREBY GIVEN that RYAN ROSE DMD PA, desiring to engage in business under the fictitious name of Designing Smiles, located at 13017 W. Linebaugh Ave., Tampa, Florida 33606, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Section 865.09 of the Florida Statutes.

Dated at Tampa, Florida, this 26th day of August, 2025.
August 29, 2025 25-02598H

FIRST INSERTION

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

The Board of Supervisors (the **"Board"**) of the Harbor Bay Community Development District (the **"District"**) will hold their continued budget public hearing and continued Board of Supervisors meeting on Monday September 8, 2025, at 6:00 p.m. at the Mira Bay Clubhouse, 107 Manns Harbor Drive, Apollo Beach, FL 33572.

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

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

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.harborbaycdd.org, or may be obtained by contacting the District Manager's office via email at lhayes@rizzetta.com, or via phone at (813) 994-1001.

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

TOTAL O&M BUDGET		**$4,957,825.00**
DISCOUNTS AND COLLECTIONS @ 6.%		**$316,457.00**
TOTAL O&M ASSESSMENT		**$5,274,282.00**
LOT SIZE	**UNITS**	**PER LOT O&M**
Townhome	213	$1,228.24
40'/Villa	343	$1,965.18
50' AA2	195	$2,456.47
60' AA1	114	$2,947.77
60' AA2	120	$2,947.77
70' AA1	206	$3,439.06
80' AA1	78	$3,930.36
80' AA2	249	$3,930.36
100' AA1	27	$4,912.95
10' AA2	61	$4,912.95
Commercial	23.34	$1,609.21
	TOTAL UNITS 1629.34	

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

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

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

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

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

Lynn Hayes, District Manager
August 29, 2025 25-02601H

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0411090000
File No.: 2025-686
Certificate No.: 2023 / 3865
Year of Issuance: 2023
Description of Property:
TRACT BEG 225 FT N AND 25 FT E OF SW COR OF NE 1/4 OF SE 1/4 AND RUN N 175 FT, E TO CENTER LINE OF DRAINAGE DITCH, SELY ALONG SAID CENTER LINE TO POINT E OF BEG AND W TO BEG
SEC - TWP - RGE: 02 - 29 - 19
Name(s) in which assessed:
GKJ HOMES SOLUTION INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02542H

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.: 0237331010
File No.: 2025-681
Certificate No.: 2023 / 2118
Year of Issuance: 2023
Description of Property:
CARROLLWOOD OAKS S 17.50 FT OF N 71.33 FT OF TRACT 10 BLOCK 1 PLAT BK/ PG: 56 / 53
SEC - TWP - RGE: 16 - 28 - 18
Name(s) in which assessed:
SUSAN L SCOTT

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02550H

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.: 0043295080
File No.: 2025-673
Certificate No.: 2023 / 495
Year of Issuance: 2023
Description of Property:
COUNTRYWAY PARCEL B TRACT 5 LOT 11 BLOCK 4 PLAT BK/ PG: 61 / 20
SEC - TWP - RGE: 21 - 28 - 17
Name(s) in which assessed:
PATRON PROPERTIES TAMPA LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02544H

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.: 1620180000
File No.: 2025-677
Certificate No.: 2023 / 14069
Year of Issuance: 2023
Description of Property:
HAMNER'S W E ALBIMAR LOT 19 BLOCK 4 PLAT BK/ PG: 26 / 109
SEC - TWP - RGE: 25 - 28 - 18
Name(s) in which assessed:
MONICA L THOMPSON

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02547H

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.: 0431130000
File No.: 2025-675
Certificate No.: 2023 / 4048
Year of Issuance: 2023
Description of Property:
BUFFALO ESTATES UNIT NO 2 LOT 14 BLOCK 3 PLAT BK/ PG: 37 / 96
SEC - TWP - RGE: 12 - 29 - 19
Name(s) in which assessed:
RONALD MOOR

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02545H

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.: 1014650000
File No.: 2025-679
Certificate No.: 2023 / 10545
Year of Issuance: 2023
Description of Property:
WEST WILMA LOT 51 PLAT BK / PG: 11 / 63
SEC - TWP - RGE: 26 - 28 - 18
Name(s) in which assessed:
HERNANDEZ PROMOTIONAL MARKETING LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02548H

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.: 1871550000
File No.: 2025-672
Certificate No.: 2023 / 15530
Year of Issuance: 2023
Description of Property:
KNOWLES LOT 2 BLOCK 3 PLAT BK / PG: 1 / 12
SEC - TWP - RGE: 07 - 29 - 19
Name(s) in which assessed:
SOPHIA HANSEN

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02543H

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.: 1797060000
File No.: 2025-680
Certificate No.: 2023 / 15125
Year of Issuance: 2023
Description of Property:
MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOTS 33 AND 34 BLOCK 58 PLAT BK / PG: 3 / 30
SEC - TWP - RGE: 15 - 29 - 18
Name(s) in which assessed:
UNITED WEALTH BUILDERS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02549H

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.: 0237300000
File No.: 2025-676
Certificate No.: 2023 / 12971
Year of Issuance: 2023
Description of Property:
RIVERBEND MANOR ALL OF LOT 3 LOT 4 LESS S 16 FT THEREOF AND A PORTION OF LOT 9 ALL IN BLOCK D SD PORTION OF LOT 9 DESC AS: FROM SE COR OF LOT 4 N 26 DEG 09 MIN 06 SEC W ALG ELY BDRY OF LOT 4 16 FT FOR POB THN CONT N 26 DEG 09 MIN 06 SEC W ALG E BDRY OF LOT 4 & 3 93.92 FT TO NE COR OF LOT 3 THN N 59 DEG 36 MIN 38 SEC E 99.30 FT THN S 29 DEG 12 MIN 02 SEC E 209.68 FT TO PT ON ELY BDRY OF SD LOT 9 THN N 42 DEG 35 MIN 02 SEC W 113.02 FT THN S 63 DEG 38 MIN 40 SEC W 78.22 FT TO POB PLAT BK / PG: 17 / 1
SEC - TWP - RGE: 30 - 28 - 19
Name(s) in which assessed:
APPROVED ONE LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) 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 8/4/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk

Aug. 29; Sep. 5, 12, 19, 2025
25-02546H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001783
Division B
IN RE: ESTATE OF BIYAUN JABAAR HUNTER II Deceased.

The administration of the estate of Biyaun Jabaar Hunter II, deceased, whose date of death was September 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is [*August 29, 2025*].

Personal Representative:
Lynita Y. Holbert
136 Crown Colony Way
Sanford, Florida 32771
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
Aug. 29; Sep. 5, 2025 25-02567H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-002846
DIVISION: A
IN RE: MANUEL A. MANSO Deceased.

The administration of the estate of MANUEL A. MANSO, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-002846 the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS August 29, 2025.

Personal Representative:
LINDSEY CHRISTINE ARES
5668 Fishhawk Crossing Blvd., Box 115
Lithia, FL 33547
Attorneys for Personal Representative:
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
Aug. 29; Sep. 5, 2025 25-02541H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002006
Division A
IN RE: ESTATE OF CHERYL MARCIA KING Deceased.

The administration of the estate of Cheryl Marcia King, deceased, whose date of death was March 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is [*August 29, 2025*].

Personal Representative:
Lynita Y. Holbert
136 Crown Colony Way
Sanford, Florida 32771
Attorney for Personal Representative:
R. Nadine David, Esq.
Florida Bar Number: 89004
Florida Probate Law Group
P.O. Box 141135
Gainesville, Florida 32614
Telephone: (352) 354-2654
Fax: (866) 740-0630
E-Mail:
ndavid@floridaprobatelawgroup.com
Secondary E-Mail:
service@floridaprobatelawgroup.com
Aug. 29; Sep. 5, 2025 25-02520H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
File No: 2025-CP-001003
Division: PROBATE
IN RE: ESTATE OF EDWIN JOEL TOBIAS BALAGTAS Deceased

The administration of the estate of EDWIN JOEL TOBIAS, deceased, whose date of death was DECEMBER 16, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative:
/s/ Zeresh Guinto Zano Balagtas
ZERESH GUINTO ZANO BALAGTAS
Attorney for Personal Representative:
/s/ Mariel Lanza
Mariel Lanza, Esq..
Florida Bar Number: 97992
1449 West Busch Blvd.
Tampa, FL 33612
Telephone: (813) 808-7180
E-Mail: Mariel@lanzalegalpa.com
Aug. 29; Sep. 5, 2025 25-02572H

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

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

Rarely do consumers specifically search online for public notices.

LV18237_V12

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002845
IN RE: ESTATE OF LISA ANN BOYETTE, Deceased.

The administration of the estate of LISA ANN BOYETTE, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 29, 2025.

RAYMOND TY MCWHORTER
Personal Representative
700 Saratoga Drive
Robinson, TX 76706
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
Aug. 29; Sept. 5, 2025 25-02579H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002781
IN RE: ESTATE OF JAMES MEADE FAULKNER, Deceased.

The administration of the estate of JAMES MEADE FAULKNER, deceased, whose date of death was January 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is August 29, 2025.

JINNIFER KORIN MARTIN
Personal Representative
3209 W San Pedro Street
Tampa, FL 33629
LINDA JORGE CARBONE
Attorney for Personal Representative
Florida Bar No. 0995940
Shutts & Bowen, LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, FL 33607
Telephone: 813-227-8185
Email: lcarbone@shutts.com
Secondary Email: cgrant@shutts.com
Aug. 29; Sep. 5, 2025 25-02604H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT IN AND FOR THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CA-004234
DIVISION: A
YOUR TRUSTEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF THE SOUTH SEVENTIETH STREET LAND TRUST #4411; and THE SOUTH SEVENTIETH STREET LAND TRUST #4415,
Plaintiff(s), vs.
DEBRA ASKEW HARTMAN; and HILLSBOROUGH COUNTY CODE ENFORCEMENT BOARD,
Defendant(s).

To: DEBRA ASKEW HARTMAN
2715 WINTHROPE WAY,
LAWRENCEVILLE, GA 30044
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to partition covering the following real property commonly described as follows:

4411 S. 70th Street, Tampa, Florida 33619 & 4415 S. 70th Street, Tampa, Florida 33619

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Ryan Shirley, Esq., Ryan Shirley Law, P.A., 901 Northpoint Parkway, Ste. 310, West Palm Beach, Florida 33407 and file the original with the Clerk of the above-styled Court 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of said Court 8/25/2025.

VICTOR D. CRIST
As Clerk of said Court
(SEAL) BY: Isha Tirado-Baker
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Ryan Shirley, Esq.,
Ryan Shirley Law, P.A.,
901 Northpoint Parkway, Ste. 310,
West Palm Beach, Florida 33407
Aug. 29; Sep. 5, 2025 25-02581H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002690
IN RE: ESTATE OF JOSEFINA FIGUEREDO, aka JOSEFINA FARIAS FIGUEREDO Deceased.

The administration of the estate of JOSEFINA FIGUEREDO, also known as JOSEFINA FARIAS FIGUEREDO, deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 29, 2025.

JORGE FIGUEREDO
Personal Representative
900 Pinellas Bayway S, Apt. No. 208
St. Petersburg, FL 33715
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
Aug. 29; Sep. 5, 2025 25-02571H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-001228
IN RE: ESTATE OF ROBERT GRAHAM KEESLER, JR. DECEASED.

The administration of the estate of ROBERT GRAHAM KEESLER, JR., deceased, whose date of death was February 20, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 29, 2025.

Personal Representative:
Amanda Kay Taylor
5858 Central Avenue
St. Petersburg, Florida 33707
Attorney for Personal Representative:
Bruce Marger, Esq.
Florida Bar Number: 50380
BATTAGLIA, ROSS, DICUS & MCQUAID
5858 Central Avenue,
St. Pete, FL 33707
Telephone: (727) 381-2300
Email: bmarg@brdwlaw.com
Secondary Email:
probatecasemgr@brdwlaw.com
Aug. 29; Sep. 5, 2025 25-02596H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002793
Division B
IN RE: ESTATE OF CHRISTOPHER FREDERICK WALKER a/k/a CHRISTOPHER F. WALKER, Deceased.

The administration of the estate of CHRISTOPHER FREDERICK WALKER a/k/a CHRISTOPHER F. WALKER, deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025

CHARLISA WALKER
Personal Representative
904 Chipaway Drive
Apollo Beach, FL 33572
JAMES P. HINES, JR.
Attorney for Personal Representative
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
Aug. 29; Sep. 5, 2025 25-02566H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY STATE OF FLORIDA
PROBATE DIVISION
File Number 25-CP-002776
Section B
IN RE: ESTATE OF SUZANNE M. CAUSSE f/k/a SUZANNE M. WILLIAMSON, Deceased.

The administration of the estate of SUZANNE M. CAUSSE f/k/a SUZANNE M. WILLIAMSON deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

Clerk of the Circuit Court
Probate Division
Post Office Box 1110
Tampa, Florida 33601

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

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 29, 2025.

BONAVENTURAS VYZAS
15808 Hampton Village Drive
Tampa, Florida 33618
/s/ Lexy M. Bubley-Creighton
Lexy M. Bubley-Creighton, Esquire
Attorney For Personal Representative
Florida Bar No. 1026786
BUBLEY & BUBLEY, P.A.
12960 N. Dale Mabry Highway
Tampa, Florida 33618
Telephone (813) 963-7735
E-mail: LMB@bubleylaw.com
Aug. 29; Sep. 5, 2025 25-02587H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002877
Division B
IN RE: ESTATE OF TAPAN A. PADHYA, also known as TAPAN ASHVIN PADHYA, Deceased.

The administration of the estate of Tapan A. Padhya, also known as Tapan Ashvin Padhya, deceased, whose date of death was August 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative:
Tracy Jo Padhya
3121 W El Prado Boulevard
Tampa, Florida 33629
Attorney for Personal Representative:
Linda D. Hartley, Attorney
Florida Bar Number: 0951950
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail: linda.hartley@hwhlaw.com
Secondary E-Mail:
probate.efile@hwhlaw.com
Aug. 29; Sep. 5, 2025 25-02589H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-002805
IN RE: ESTATE OF ROBERT G. WORTHINGTON a/k/a ROBERT GARY WORTHINGTON, Deceased.

The administration of the estate of ROBERT G. WORTHINGTON a/k/a ROBERT GARY WORTHINGTON, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025

PATRICIA A. WORTHINGTON
Personal Representative
120 Barrington Drive
Brandon, FL 33511
JAMES P. HINES, JR.
Florida Bar No. 061492
RYNE E. HARTT
Florida Bar No. 111330
Attorneys for Petitioner
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhartt@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
Aug. 29; Sep. 5, 2025 25-02590H

Q&A

What is a public notice?

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

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

LV18237_V34

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-43906
SOUTH FORK III COMMUNITY ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
ERIC MWAURA, 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, the Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 53, SOUTH FORK TRACT Q PHASE 2, according to the Plat thereof as recorded in Plat Book 133, Page 194, of the Public Records of Hillsborough County, Florida, and any subsequent amendments to the aforesaid. With the following street address: 11857 Sunburst Marble Road, Riverview, FL 33579.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on September 25, 2025.

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

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

Dated this 25th day of August, 2025.
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
Aug. 29; Sep. 5, 2025 25-02561H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY PROBATE DIVISION
FILE NO. 25-CP-002119
IN RE: Estate of Sandra Colon

The administration of the estate of SANDRA COLON, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 3742 Cypress Meadows Road, Tampa, Florida 33624. 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 29, 2025

Personal Representative
Giselle L. Vazquez
4145 NE 30th Street
High Springs, Florida 32643
Attorney for Personal Representative
Itasca Greagor
FBN 0094100
309 NE 1st Street Suite 32
Gainesville, FL 32601
Aug. 29; Sep. 5, 2025 25-02586H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION
FILE NUMBER: 25-CP-002835
DIVISION: A
IN RE: ESTATE OF WILLIAM E. KRUEGER DECEASED

The administration of the estate of William E. Krueger, deceased, whose date of death was September 28, 2024, and whose Social Security Number is XXX-XX-9329, 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 OF 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 the first publication of this Notice is August 29, 2025.

Personal Representative
Keith W. Krueger
16 Bayonne Drive
Litle Rock, AR 72223
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
Aug. 29; Sep. 5, 2025 25-02603H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-2203
IN RE: ESTATE OF DEBRA STOVER
Deceased.

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

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

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

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

The case number and decedent's name are: DEBRA STOVER, File Number 2025-CP-2203.

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

Date of death of the decedent is: 11/30/2024.

The date of first publication of this notice is: August 29, 2025.

The second week of publication is: September 5, 2025.

Personal Representative(s):
Brandon L. Stover.
Attorney for the representative(s):
By:/s/Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr, Suite 2
Lakeland, Florida 33813
Telephone: (863) 250-2990
Aug. 29; Sep. 5, 2025 25-02588H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CA-003784
DIVISION: C
AVAIL 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ADMINISTRATOR OF RESTORATION III TRUST, A DELAWARE STATUTORY TRUST,
Plaintiff, vs.
JOAN WRIGHT a/k/a JOAN MARY WRIGHT; THE UNKNOWN SPOUSE OF JOAN WRIGHT; AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ALL OTHER PERSONS CLAIMING BY, THROUGH OR UNDER ANY OF THE NAMED DEFENDANT AND ANY OTHER PERSONS CLAIMING AN INTEREST IN THE REAL PROPERTY WHICH IS THESUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY,
Defendant(s).

TO: JOAN WRIGHT a/k/a JOAN MARY WRIGHT at 16119 Copeland Farms Road, Odessa, FL 33556-3281 as last known address.

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

THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 17 E, HILLSBOROUGH COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16' RUN THENCE SOUTH, ALONG THE WESTERLY BOUNDARY OF SAID NORTHWEST 1/4 608.2 FEET TOA POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF TARPON SPRINGS ROAD; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 78.05 00 EAST, 306.9 FEET TO A POINT OF INTERSECTION WITH WESTERLY RIGHT-OF-WAY LINE OF JORENE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 11.55' 00" EAST, 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 11.55" EAST, 110.00 FEET; THENCE SOUTH 78.05'00" WEST, 150.00 FEET; THENCE SOUTH 69.28'00" WEST, 232.29 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED WESTERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 16' THENCE ALONG SAID WESTERLY BOUNDARY/NORTH, 148.00 FEET; THENCE NORTH 78.05'00" EAST, 349.11 FEET; TO THE POINT OF BEGINNING.

With a street address of: 18324 Jorene Road, Odessa, FL 33556.

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

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

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

Dated: 8/20/2025
VICTOR D. CHRIST
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Submitted by:
Vivian A. Jaime, Esq.
2800 Biscayne Boulevard, Suite 500
Miami, Florida 33137
Telephone: (305) 372-0933
Email: Vivian@rzllaw.com and Denise@rzllaw.com
Aug. 29; Sep. 5, 2025 25-02527H

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

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated May 29, 2025, and an Order Resetting Sale dated August 12, 2025 and entered in Case No. 292023CA011980A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT is Plaintiff and CHARLES A. EADENS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on October 16, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

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

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

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

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

DATED August 19, 2025.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-192044 / TM1
Aug. 29; Sept. 5, 2025 25-02578H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 22-CA-006611
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
LAWANDA L HODGES A/K/A LAWANDA HODGES, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Consent Final Judgment of Foreclosure entered on the 6th day of September 2024, in Case No. 22-CA-006611, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and LAWANDA L HODGES A/K/A LAWANDA HODGES; MILTON PATTERSON; UNKNOWN SPOUSE OF MILTON PATTERSON; HARVEST GLENN AT OAK CREEK HOMEOWNERS' ASSOCIATION INC; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 25th day of September 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 28, BLOCK 14, OAK CREEK PARCEL 4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 78 THROUGH 84 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 8442 WHITE POPLAR DR, RIVERVIEW, FL 33578

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

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

Dated this 30th day of June 2025.
/s/ Ian Norych
Ian R. Norych, Esq.
Fla. Bar Number: 56615
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311|
Fax: (954) 200-8649
Email: inorych@delucalawgroup.com
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:
service@delucalawgroup.com
22-05236
Aug. 29; Sep. 5, 2025 25-02536H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 24-CA-007085
CROSSCOUNTRY MORTGAGE, LLC,
Plaintiff, vs.
JUAN MARTINEZ; SAIRA RAMOS LACAYO A/K/A SAIRA L. RAMOS LACAYO; JANICE FENDER; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 8th day of August 2025, in Case No. 24-CA-007085, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, CROSSCOUNTRY MORTGAGE, LLC, is the Plaintiff and JUAN MARTINEZ; SAIRA RAMOS LACAYO A/K/A SAIRA L. RAMOS LACAYO; JANICE FENDER; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, are the Defendants. Victor D. Crist the Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 15th day of September 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 15 IN BLOCK 4 OF EVERINA HOMES THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 37, ON PAGE 100 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 401 BLUEBERRY LANE, BRANDON, FL 33510

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

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

Dated this 20th day of August 2025.
/s/ Tephaine Whitmore
Tephaine Whitmore, Esq.
Fla. Bar Number: 57938
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311|
Fax: (954) 200-8649
Email: inorych@delucalawgroup.com
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:
service@delucalawgroup.com
24-06374-1
Aug. 29; Sep. 5, 2025 25-02533H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-002516
Division Probate
IN RE: ESTATE OF GILBERTO TORRES (A/K/A GILBERTO TORRES SR, A/K/A GILBERT TORRES),
Deceased.

The administration of the estate of Gilberto Torres (a/k/a Gilberto Torres Sr, a/k/a Gilbert Torres), deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative:
/s/ Norma Torres
Norma Torres
201 Clemons Road
Brandon, FL 33510
Attorney for Personal Representative:
/s/ James K. Purdy
James K. Purdy
E-Mail Addresses:
jim@thepurdyfirm.com
probate@thepurdyfirm.com
Florida Bar No. 143510
The Purdy Firm PLLC
P.O. Box 87
Seffner, FL 33583
Telephone: 813-934-2270
Aug. 29; Sep. 5, 2025 25-02605H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-005089
DIVISION: K
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, vs.
MEGAN EDDIE-BOYD; ALEXANDER SAMUEL BOYD; PARK BROOK OF CITRUS PARK HOMEOWNERS ASSOCIATION, INC.; ISPC, INC;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).
TO: MEGAN EDDIE-BOYD
(Current Residence Unknown)
(Last Known Address(es))
7105 PARK TREE DRIVE
TAMPA, FL 33625
8110 COLONIAL VILLAGE DR, APT 201
TAMPA, FL 33625-3191
ALEXANDER SAMUEL BOYD
(Last Known Address)
7105 PARK TREE DRIVE
TAMPA, FL 33625
UNKNOWN TENANT(S) IN POSSESSION #1
(Last Known Address)
7105 PARK TREE DRIVE
TAMPA, FL 33625
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
(Last Known Address)
7105 PARK TREE DRIVE
TAMPA, FL 33625

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

LOT 8, BLOCK A, PARK BROOK OF CITRUS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 249 THROUGH 254, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A: 7105 PARK TREE DRIVE, TAMPA, FL 33625.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 09/26/2025, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fljud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity.

Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fljud13.org.

WITNESS my hand and the seal of this Court this 21 day of AUGUST, 2025.

VICTOR D. CRIST
As Clerk of the Court
and/or Comptroller
(SEAL) /s/ Isha Tirado-Baker
Signature
Isha Tirado-Baker
Print Name if Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Brian L. Rosaler, Esquire,
POPKIN & ROSALER, P.A.,
1701 West Hillsboro Boulevard,
Suite 400,
Deerfield Beach, FL 33442.,
Attorney for Plaintiff
25-52156
Aug. 29; Sep. 5, 2025 25-02532H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 12-CA-010386
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11
Plaintiff(s), vs.
TARA LYNN PATERSON; et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on July 28, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of October, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 6, IN BLOCK 12, CHERRY CREEK, UNIT NO. 3, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 13913 Cherry Creek Drive, Tampa, FL 33618

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

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

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ`S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1- 800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 20-022374-1
Aug. 29; Sep. 5, 2025 25-02594H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 24-CA-009637
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST,
Plaintiff, v.
RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated August 19, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-009637, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST is the Plaintiff, and SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC. and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION are the Defendants.

The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 20, 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 Mortgage Foreclosure, to wit:

LOT 2, BLOCK E, SUMMERFIELD VILLAGE 1, TRACT 21, UNIT 2, PHASE 1 AND PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 83, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12003 PENNFIELD PL, Riverview, FL 33579

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

IMPORTANT

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

Dated: This 25th day of August, 2025.

Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
Aug. 29; Sept. 5, 2025 25-02576H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.:2025-CA-002067
EARL TITLEBAUM AND CARYLE TITLEBAUM AS CO-TRUSTEES OF TITLEBAUM FAMILY REVOCABLE TRUST, DATED FEBRUARY 10, 2015
Plaintiff, v.
POMODORO INVESTMENTS LLC, a Florida limited liability company; JOHN DOE and JANE DOE, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants,
Defendants.

Notice is hereby given that pursuant to the Uniform Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Earl Titlebaum and Caryle Titlebaum, as Co-Trustees of Titlebaum Family Trust, dated February 10, 2015, Plaintiffs and POMODORO INVESTMENTS LLC, et al. are Defendants, the Clerk shall offer for sale to the highest bidder for cash at www.hillsborough.realforeclose.com at 10:00 a.m. on the 18th day of November 2025, the following described property as set forth in the Uniform Final Judgment of Foreclosure, to wit:

LOT 40, BLOCK 1, TEMPLE OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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.

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

DATED: August 20, 2025

KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT
Counsel for Plaintiff
One West Las Olas Boulevard,
Suite 500
Fort Lauderdale, FL 33301
Telephone: (954) 525-4100
Facsimile: (954) 525-4300
By: /s/ Marni L. Avidon
Marni L. Avidon, Esq.
Fla. Bar No.: 67895
avidon@kolawyers.com
001065/01224770_1
Aug. 29; Sep. 5, 2025 25-02534H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24 CA 001068 DIV T
REGIONS BANK D/B/A REGIONS MORTGAGE,
Plaintiff, vs.
JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, UNKNOWN SPOUSE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, 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 NO. 1 and UNKNOWN TENANT NO. 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 14, 2025, entered in Case No.: 25 CA 01068 Div T of the Circuit Court in and for Hillsborough County, Florida, wherein JOHN DOE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, UNKNOWN SPOUSE OF BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, ANY AND ALL UNKNOWN PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST BLAKE R. MCGEHEE A/K/A BLAKE MCGEHEE, 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 NO. 1 and UNKNOWN TENANT NO. 2, are the Defendants, that the Clerk of the Court shall sell the subject property at public sale on October 15, 2025 to the highest bidder for cash, except as prescribed in Paragraph 6, conducted electronically online at http://www.hillsborough.realforeclose.com. All electronic sales will begin at 10:00 a.m. and continue until all scheduled sales have been completed.

The following described real property as set forth in the Final Judgment will be sold:

LOT (S) 23 AND 24, BLOCK 11, CASA LOMA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE(S) 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ALSO KNOWN AS 8704 N. OTIS AVENUE, TAMPA, FL 33604.

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

Dated: August 20, 2025.

Wayne E. Klinkbeil
Florida Bar #0040037
E-mail: wayne@mkpalegal.com
P.O. Box 3108
Orlando, FL 32802
(407)422-1966 (Phone)
(407)932-4750 (Fax)
Carlos J. Melendez
Florida Bar #0047752
E-mail: melendez@mkpalegal.com
Alberto J. Melendez
Florida Bar #1002511
E-mail: alberto@mkpalegal.com
Melendez & Klinkbeil, P.A.
20 S. Rose Avenue, Suite 2
Kissimmee, FL 34741
(407)932-1650 (Phone)
(407)932-4750 (Fax)
Aug. 29; Sep. 5, 2025 25-02556H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-000928
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2,
Plaintiff, VS.
GREGORY P. BAKER A/K/A GREGORY BAKER; YOLANDA F. BAKER A/K/A YOLANDA BAKER; FORD MOTOR CREDIT COMPANY LLC; UNKNOWN TENANT #1 N/K/A EDDY INGRAM; 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 August 19, 2025 in Civil Case No. 25-CA-000928, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC2 is the Plaintiff, and GREGORY P. BAKER A/K/A GREGORY BAKER; YOLANDA F. BAKER A/K/A YOLANDA BAKER; FORD MOTOR CREDIT COMPANY LLC; UNKNOWN TENANT #1 N/K/A EDDY INGRAM; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on September 16, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 4, LESS THE SOUTH 100.62 FEET, OSBORNE AVENUE SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 15, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 20th 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: John J. Cullaro,
FL Bar No. 66699
2025.08.20 14:00:23-04'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-16659B
Aug. 29; Sep. 5, 2025 25-02535H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-015629
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E,
Plaintiff, VS.
MIKE NAUMAN A/K/A MICHAEL JEROME NAUMAN; KIM NAUMAN A/K/A KIMBERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT; UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; STATZ HOLDINGS, INC.; CARROLLWOOD V GROUP LLC; 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 August 15, 2025 in Civil Case No. 23-CA-015629, of the Circuit Court of the Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-E, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-E is the Plaintiff, and MIKE NAUMAN A/K/A MICHAEL JEROME NAUMAN; KIM NAUMAN A/K/A KIMBERLY ANN NAUMAN; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT; UNKNOWN TRUSTEE OF 1905 S VILLAGE AVE TRUST; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; STATZ HOLDINGS, INC.; CARROLLWOOD V GROUP LLC; 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 8, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOTS 30 THROUGH 33, BLOCK 55 OF TAMPA'S NORTHSIDE COUNTRY CLUB AREA UNIT NO. 3, FOREST HILLS, LESS THE EAST 1/2 OF CLOSED STREET ABUTTING, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 51 THROUGH 67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 19th 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: John J. Cullaro, FL Bar No. 66699
2025.08.19 12:54:22-04'00'
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-15360B
Aug. 29; Sep. 5, 2025 25-02557H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-004917
DIVISION: I
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, v.
MICHAEL C. BANKS, et al.,
Defendants.
TO: Michael C. Banks
330 Grand Regency Blvd.
Brandon FL 33510
Unknown Spouse of Michael C. Banks
404 North Oakwood Avenue
Brandon FL 33510
Unknown Party in Possession 1
404 North Oakwood Avenue
Brandon FL 33510
Unknown Party in Possession 2
404 North Oakwood Avenue
Brandon FL 33510

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

Lot 16, Block C, HILL-DALE HEIGHTS OF BRANDON, according to the map or plat thereof, as recorded in Plat Book 32, Page 37, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 20 day of AUGUST, 2025.

Victor D. Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
(SEAL) By: Isha Tirado-Baker
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave,
Suite 430,
Winter Park, FL 32789
Aug. 29; Sep. 5, 2025 25-02523H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-000838
Division E
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff, vs.
UNKNOWN BENEFICIARIES OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017, UNKNOWN SUCCESSOR TRUSTEE OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017, DAZARAE CHER-JOY STEWART, AS BENEFICIARY OF A PURPORTED LAST WILL AND TESTAMENT DATED MAY 2, 2017, CHRISTOPHER P. DUERR, JR. A/K/A CHRISTOPHER PHILLIP DUERR, JR, AS LINEAL DESCENDANT OF CHRISTOPHER P DUERR, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF CHRISTOPHER P. DUERR, DECEASED, et al.
Defendants.
TO: UNKNOWN SUCCESSOR TRUSTEE OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS v
UNKNOWN BENEFICIARIES OF THE CHRISTOPHER P DUERR TRUST DATED MAY 2, 2017
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
UNKNOWN
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF CHRISTOPHER P. DUERR, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
UNKNOWN

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

LOT 1, BLOCK 1, RUSKIN GROWERS SUBDIVISION UNIT NO. 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 1302 ATLANTIC DRIVE, RUSKIN, FL 33570 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Laura E. Noyes of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before October 1, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: August 26, 2025.

CLERK OF THE COURT
Honorable Victor D. Crist
800 Twiggs Street,
Tampa, Florida 33602
(SEAL) By: Isha Tirado-Baker
Deputy Clerk

Laura E. Noyes
Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
328202/2427145/wlp
Aug. 29; Sep. 5, 2025 25-02591H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-5833
5801 MIDDLESEX INC., A FLORIDA CORPORATION
PLAINTIFF, VS.
BLISSFUL TIMES INC., A FLORIDA CORPORATION
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to an Agreed In-Rem Final Judgment of Foreclose dated August 19, 2025, and entered in case number 25-CA-5833 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein 5801 Middlesex Inc., a Florida Corporation, is the Plaintiff and Blissful Times Inc. is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, at 10:00 AM, on September 25, 2025, the following described property as set forth in said Agreed In-Rem Final Judgment of Foreclosure, to wit:

Legal Description: Lot 15, Block 5, BIG OAKS SUBDIVISION, according to plat thereof as recorded in Plat Book 30, Page 29, of the Public Records of Hillsborough County, Florida.

More commonly known as: 1910 E. Emma St., Tampa, FL. 33610 ("Property").

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

** Notice to all prospective third party purchasers, this property is being sold subject to a superior mortgage and any modification thereof recorded in Hillsborough County Official records in Book 14359 at Page 438, a lis pendens recorded in Hillsborough County Official Records having the Instrument Number 2022429148 and foreclosure action filed with the Hillsborough County Clerk of Court having the case number 2022-CA-007394. There may be additional encumbrances that survive any foreclosure sale of this property. **

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

Dated Monday, August 25, 2025.

IVANOV & WOLF, PLLC
Attorney for Plaintiff
3310 W. Cypress St, Suite 206
Tampa, FL 33607
Telephone: 813-870-6396
Matt@IWFirm.com
By: /s/ Matthew D. Wolf
MATTHEW D. WOLF, FBN: 92611
Aug. 29; Sep. 5, 2025 25-02595H

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-004772
DIVISION: D
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GREENPOINT MORTGAGE FUNDING TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR2,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RUBEN PERRY A/K/A RUBEN D. PERRY, SR. N/K/A RUBEN D. PERRY, SR., et al.,
Defendants.
TO: KATRINA LEE BAILEY

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

LOT BEGIN 386.40 FEET SOUTH AND 25 FEET EAST OF NORTHWEST CORNER OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4, RUN EAST 125 FEET NORTH 100 FEET, EAST 10 FEET SOUTH 150 FEET WEST 135 FEET AND NORTH 50 FEET TO P.O.B., ALL LYING AND BEING IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before SEPTEMBER 25, 2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 20 day of AUGUST, 2025.

VICTOR CRIST
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
25-01701
Aug. 29; Sep. 5, 2025 25-02528H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-002702
DIVISION: D
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Plaintiff, -vs.-
Timothy Miller a/k/a Timothy A. Miller; Paulinee I. Miller a/k/a Pauline I. Miller; United States of America Acting Through Secretary of Housing and Urban Development; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).
TO: Timothy Miller a/k/a Timothy A. Miller, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 11408 Colony Hill Drive LOT 3, Seffner, FL 33584, Paulinee I. Miller a/k/a Pauline I. Miller, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 11408 Colony Hill Drive, Seffner, FL 33584, Unknown Parties in Possession #1, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 11408 Colony Hill Drive, Seffner, FL 33584 and Unknown Parties in Possession #2, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 11408 Colony Hill Drive, Seffner, FL 33584

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

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

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN SOUTH 30.0 FEET, RUN THENCE WEST 39.32 FEET; RUN THENCE SOUTH 718.78 FEET; RUN THENCE WEST 268.0 FEET ALONG THE NORTH BOUNDARY OF A 50 FOOT STREET TO A POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE WEST 84.0 FEET; RUN THENCE NORTH 120.0 FEET; RUN THENCE EAST 84.0 FEET; RUN THENCE SOUTH 120.0 FEET TO THE POINT OF BEGINNING.

more commonly known as 11408 Colony Hill Drive, Seffner, FL 33584.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before October 16, 2024 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."

WITNESS my hand and seal of this Court on the 12th day of September, 2024.

Cindy Stuart
Circuit and County Courts
(SEAL) By: Mustafa Divan
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-330792 FC01 RFT
Aug. 29; Sep. 5, 2025 25-02592H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-002012
SELENE FINANCE, LP,
Plaintiff, VS.
ROI PERETZ; KATHLEEN SARAH LERNER; CITY OF TEMPLE TERRACE, FLORIDA; GOODLEAP, LLC; 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 December 18, 2024 in Civil Case No. 24-CA-002012, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, SELENE FINANCE, LP is the Plaintiff, and ROI PERETZ; KATHLEEN SARAH LERNER; CITY OF TEMPLE TERRACE, FLORIDA; GOODLEAP, LLC; 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 17, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 67, BLOCK 1, RAINTREE TERRACE SUBDIVISION WHICH ALSO INCLUDES A REPLAT OF A PART OF W.E. HAMNER'S 56TH STREET ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 1, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

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

IMPORTANT

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

Dated this 19th 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: 2025.08.19 13:49:39-04'00'
Foxit PDF Editor Version: 12.1.0
FBN: 106751
Primary E-Mail: ServiceMail@aldridgepite.com
1184-2231B
Aug. 29; Sept. 5, 2025 25-02577H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-011860
SERVIS ONE, INC DBA BSI FINANCIAL SERVICES,
Plaintiff, v.
ALEJANDRO LOUKATOS; NADEYDA LOUKATOS; ARGENTINA LOUKATOS; CHATHAM WALK HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPEMENT; CASTLE CREDIT CO HOLDINGS, LLC; 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 a Final Judgment dated August 6, 2025 entered in Civil Case No. 23-CA-011860 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein SERVIS ONE, INC DBA BSI FINANCIAL SERVICES, Plaintiff and ALEJANDRO LOUKATOS; NADEYDA LOUKATOS; ARGENTINA LOUKATOS; CHATHAM WALK HOMEOWNERS ASSOCIATION INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPEMENT; CASTLE CREDIT CO HOLDINGS, LLC are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on September 22, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOT 19, BLOCK 7, WYNNMERE WEST PHASE 2 AND 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 160, THROUGH 171, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1009 Culbreath Green Ct., Ruskin, FL 33570

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 02300044-JMV
Aug. 29; Sep. 5, 2025 25-02593H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF MEETINGS
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189, Florida Statutes, notice is being given that the Board of Supervisors of the Westchase Community Development District will hold their meetings for Fiscal Year 20252026 on the first Tuesday of each month at 4:00 P.M. at the **Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida,** unless otherwise indicated below.

September 9, 2025
October 7, 2025
November 4, 2025 at 10405 Countryway Blvd, Tampa, FL 33626
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026 at 10405 Countryway Blvd, Tampa, FL 33626
September 1, 2026

The Board will also hold workshops on the third Tuesday at 4:00 p.m. at the Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida unless otherwise indicated below:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026 at 10405 Countryway Blvd, Tampa, FL 33626
September 15, 2026

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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.

Mark Vega, District Manager
August 29, 2025 25-02611H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-004200 DIV: D
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, v.
KEIRY GANTUS, et al.,
Defendants.
TO: Tessa Marie Gantus
12600 Canyonwind Rd.
Riverside CA 92503

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

Lot 25, Block 15, DG FARMS PHASE 6A, according to the plat as recorded in Plat Book 132, Pages 284 through 288, of the Public Records of Hillsborough County, Florida.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Hillsborough County, Florida, this 26 day of AUGUST, 2025.

Victor D. Crist
as Clerk of the Circuit Court of Hillsborough County, Florida
(SEAL) By: Isha Tirado-Baker
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
Aug. 29; Sep. 5, 2025 25-02602H

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-005608
DIVISION: K
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
BRENDA JOYCE DIXON-CRAWFORD A/K/A BRENDA CRAWFORD A/K/A BRENDA DIXON A/K/A BRENDA DIXON CRAWFORD, et al.,
Defendants.
TO: ANTHONY CRAWFORD
(Affidavit of Diligent Search and Inquiry filed 8/20/25 – See Docket Entry #55)
GARRENT CRAWFORD
(Affidavit of Diligent Search and Inquiry filed 8/20/25 – See Docket Entry #57)
UNKNOWN SPOUSE OF ANTHONY CRAWFORD
(Affidavit of Diligent Search and Inquiry filed 8/20/25 – See Docket Entry #56)

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

LOT 394, CREEK PRESERVE PHASES 1, 6, 7 AND 8 , ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 44 THROUGH 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

WITNESS my hand and the seal of this Court this 25 day of AUGUST, 2025.

VICTOR CRIST
As Clerk of the Court
(SEAL) By Isha Tirado-Baker
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-01794
Aug. 29; Sep. 5, 2025 25-02582H

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-002832
DIVISION: A
IN RE: ESTATE OF FREDERICK ARTHUR SEXTON
Deceased

The administration of the estate of FREDERICK ARTHUR SEXTON, deceased, whose date of death was April 28, 2024, File Number 25-CP-002832 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, Probate Division, Post Office Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative.

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER 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 Florida Statutes 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes 732.2211.

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 29, 2025.

DAVID LEON SEXTON
12728 N. Ola Avenue
Tampa, Florida 33612

RUDOLF & HOFFMAN, P.A.
Attorneys for Personal Representative
615 N. E. 3rd Avenue
Fort Lauderdale, Florida 33304
Telephone: 954-462-2270
Facsimile: 954-462-2274
By: DOUGLAS F. HOFFMAN
FL BAR ATTY #964980
dhoffman@estateandtrust.net
Aug. 29; Sep. 5, 2025 25-02609H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-009078
DKC LENDING, LLC, a Florida limited liability company,
Plaintiff, v.
JMJ PROACTIVE SOLUTIONS LLC, a Florida limited liability company; JHONN J. LOPEZ; MELISSA GARCIA; JUAN J. BOLANOS; and UNKNOWN TENANT IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN, that pursuant to the Uniform Final Judgment of Foreclosure (Count I) dated August 22, 2025, entered in Case No.: 24-CA-009078 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 17, 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 11, Block 3, Sulphur Springs Addition to Tampa, together with the East ½ of closed alley abutting thereon, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 5, of the Public Records of Hillsborough County, Florida.

Property Address: 8612 N. Alaska St., Tampa, Florida 33604.

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.

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

Dated this 25th day of August 2025.

/s/Torrey C. Taylor
Torrey C. Taylor
Florida Bar No.: 100053
Aug. 29; Sep. 5, 2025 25-02608H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-000182
DLJ MORTGAGE CAPITAL, INC.,
Plaintiff, vs.
DAVID FEARNOW AND JENNIFER FEARNOW, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 27, 2024, and entered in 23-CA-000182 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DLJ MORTGAGE CAPITAL, INC. is the Plaintiff and JENNIFER FEARNOW; CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on September 16, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK 2, COUNTRY CLUB VILLAGE AT CARROLLWOOD, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 47 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 14517 NETTLE CREEK RD, TAMPA, FL 33624

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

IMPORTANT

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

Dated this 25 day of August, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
19-360945 - SaR
Aug. 29; Sep. 5, 2025 25-02606H

FIRST INSERTION

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING
TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on September 9, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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.

Triple Creek Community Development District
Matt O'Nolan, District Manager
August 29, 2025 25-02610H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-000030
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT2,
Plaintiff, vs.
DONNA C. EASLEY A/K/A DONNA EASLEY A/K/A DONNA CARRIE EASLEY; UNKNOWN SPOUSE OF DONNA C. EASLEY A/K/A DONNA EASLEY A/K/A DONNA CARRIE EASLEY; BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION, INC.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 4, 2025, and entered in Case No. 25-CA-000030 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT2, Asset-Backed Certificates, Series 2007-OPT2, is Plaintiff and Donna C. Easley a/k/a Donna Easley a/k/a Donna Carrie Easley; Unknown Spouse of Donna C. Easley a/k/a Donna Easley a/k/a Donna Carrie Easley; Buckhorn Preserve Homeowners Association, Inc., are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 27th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 5 , BLOCK 1, BUCKHORN PRESERVE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4245 Balington Drive, Valrico, Florida 33596

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

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

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

Dated: 8/27/25

McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 24-400249
Aug. 29; Sep. 5, 2025 25-02612H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 22-CA-007371
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
MONICA E MACK AND MORRISON K. MACK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 01, 2023, and entered in 22-CA-007371 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and MONICA MACK; MORRISON K MACK; SOUTH BAY LAKES HOMEOWNER'S ASSOCIATION, INC.; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST 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 17, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 27, BLOCK 1, SOUTH BAY LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12113 CITRUS LEAF DRIVE, GIBSONTON, FL 33534

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

IMPORTANT

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

Dated this 26 day of August, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
22-033705 - EuE
Aug. 29; Sep. 5, 2025 25-02607H

--- ESTATE ---

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. 29-2024-CA-000771
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
DEMETRIA GREEN A/K/A DEMETRIA S. GREEN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Uniform Final Judgment Of Foreclosure entered August 19, 2025 in Civil Case No. 29-2024-CA-000771 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff and Demetria Green a/k/a Demetria S. Green, 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 22nd day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 9, Block 12, CYPRESS CREEK PHASE 2, according to the plat thereof, as recorded in Plat Book 109, Page 282, 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-09018FL
Aug. 29; Sep. 5, 2025 25-02615H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTENINTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-CP-002751
IN RE: ESTATE OF ARNA Y. MULLANGI,
Deceased.

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

The administration of the estate of, deceased ARNA Y. MULLANGI, File Number 2025-CP-002751, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSON ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 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 persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is August 29, 2025.

AMUDHAVALLI YOGANAND
6607 Thorton Palms Drive
Tampa, FL 33647
Frank G. Finkbeiner, Attorney
Florida Bar No. 146738
445 W. Colonial Drive
P.O. Box 1789
Orlando, FL 32802-1789
(407) 423-0012
Attorney for Personal Representative
Designated: frank@fgfatlaw.com
Secondary: charlese@fgfatlaw.com
Aug. 29; Sep. 5, 2025 25-02614H

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. 24-CA-000010
FIFTH THIRD BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
JOEL URENA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 25, 2024 in Civil Case No. 24-CA-000010 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FIFTH THIRD BANK, NATIONAL ASSOCIATION is Plaintiff and Joel Urena, 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 25th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 2, Block B, J & L Subdivision, according to the plat thereof as recorded in Plat Book 45, Page 77, 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.

By: /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
23-06150FL
Aug. 29; Sep. 5, 2025 25-02616H

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 Advanced Brain and Spine located at PO Box 10474 in the City of Tampa, Hillsborough County, FL 33679 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of August, 2025.
Kamaldeen Salin
August 29, 2025 25-02613H

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

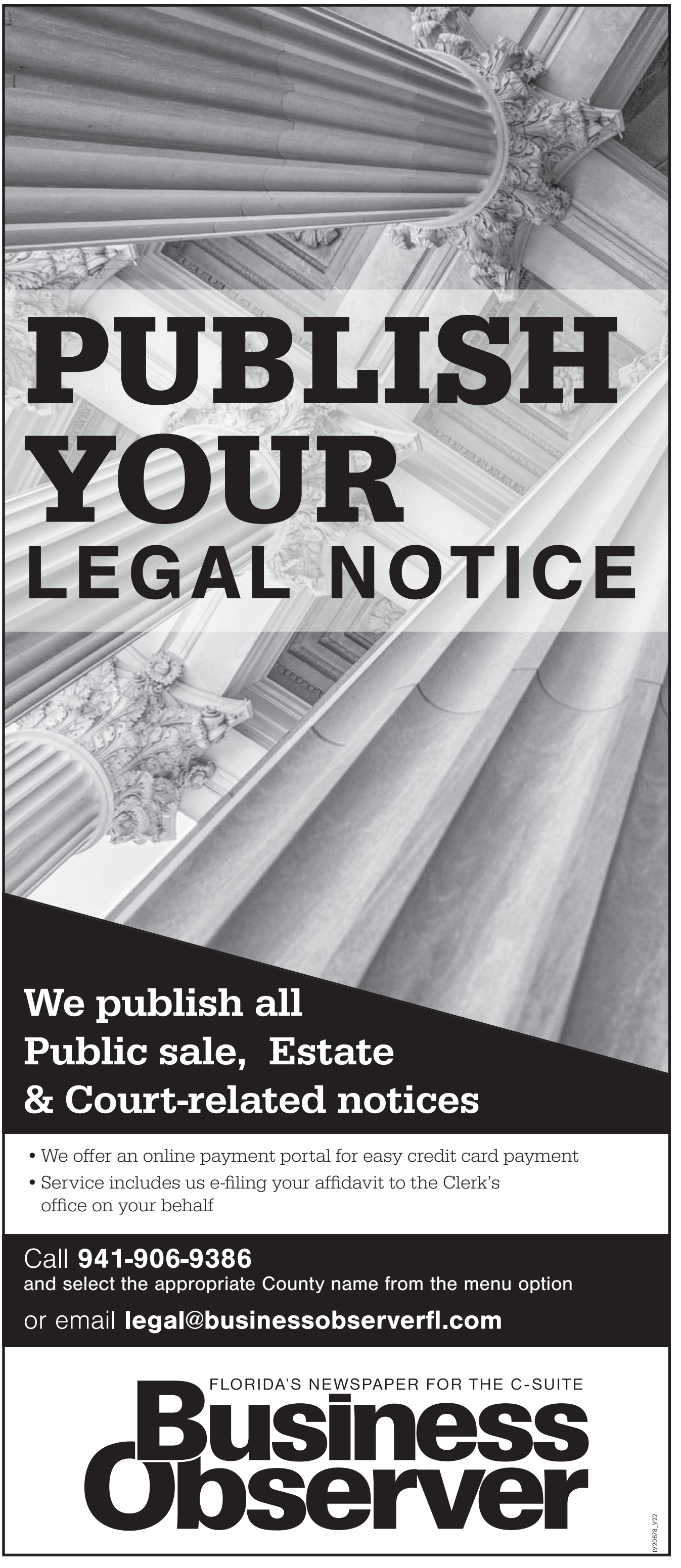
PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

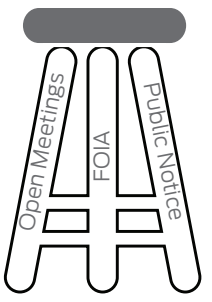
LV20890_V5

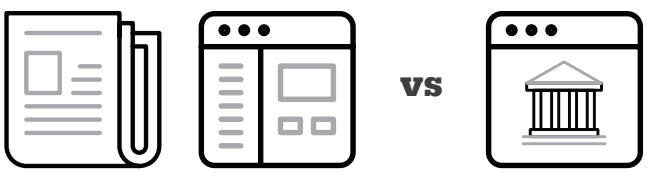


Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency





This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

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

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**

To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNUV18187

SUBSEQUENT INSERTIONS

THIRD 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 demanded in the Petition.

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

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

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

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

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

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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 25-CA-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 ROBERT RUSSO, 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, 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
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,
Zubulon, NC 27597
Current Address: Unknown

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 the Complaint or petition.

**See the Americans with Disabilities Act ATTENTION: PERSONS WITH DISABILITIES

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.

THESE ARE NOT COURT INFORMATION NUMBERS

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

WITNESS my hand and the seal of this court on this 30 day of JULY, 2025.

VICTOR D. CRIST
Clerk of the Circuit Court
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

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

PUBLISH YOUR LEGAL NOTICE
Email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V7

--- ACTIONS / ESTATE ---

THIRD 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

SECOND INSERTION

ADVERTISEMENT OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 17th day of September, 2025 at 11:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1819 James L Redman Pkwy, Plant City, FL, 33563. Baxter, Desirae Holiday Decorations, Misc. Items; Lacey, Chandler Coleman Cooler, Several Golf Club Sets, Kids Bike, Mattresses, Cabinet, Apple Computer Monitor, Boxes, Dresser, Nightstand, Milwaukee Saw Milwaukee Shop-Vac; Aguilar, Jessica Sectional Sofa, Coffee Table, Floor Lamp, Vacuum Cleaner, Pillows, Misc. Items; Johnson, Asha Post Hole Diggers (2), 10 Step Ladder, Weed-eater, Mini Vacuum, Extension Cords, Lawnmower (Push), Tote; Turner, Lisa Mattress, Wall Mirror, Bed Frame, Fans, Special Edition Collectable Dolls, Step Stool, Bags, Boxes, Totes, (2) Televisions; Smith, Melissa BOXES, BAGS, FURNITURE, HEATERS, CLOTHING, HOUSEHOLD GOODS, SHOES, TOYS, LOVESEAT, COUCH, TOTES; Rayborn, Robert Window Air Conditioner, Stroller, Misc. Items, Boxes, Totes; Stephens, Chris Bicycle, Bar Stool, Wall Mirror Lighted, Tables, Lamps, Boxes; Bailey, Cynthia R. AFRICAN ARTWORK, AFRICAN STATUES, BOXES, WALL PLAQUES; Colburn, Nicholas Cornhole set, Loveseat, Washer Dryer, Toolbox Rolling, Speakers and Subwoofers, Cabinet, Amps, Boxes, Bags,, Highchair, Shop-Vac, Ladder, Skateboard, Tent; Robinson, Chelsea KITCHEN TRASH CAN, DINING ROOM CHAIRS, TVS, BED, COUCH, TABLES, BOXES, BAGS, SUITCASES, FOOTSTOOL,, DRESSER, WIG PIECES; Pluguez, Bryan SUITCASES, BAR STOOLS, LIVING ROOM FURNITURE, MATTRESS, BED FRAME, FLAT SCREEN TV, BOXES, TOTES, BAGS, MISC ITEMS, FLOOR SCRUBBER; Robles, Israel Totes, Suitcase, Boxes, Misc. Items Sale is subject to cancellation in the event of settlement between owner and obligated party.
August 22, 29, 2025 25-02461H

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
LV20890_V5

SECOND 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. 732.2211, 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:
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, 2025 25-02468H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002201
IN RE: ESTATE OF PATRICIA A. ALVARADO, Deceased.

The administration of the estate of PATRICIA A. ALVARADO, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 22, 2025.

ROBERT J. ALVARADO
Personal Representative
7399 Bradbury Circle
Wesley Chapel, FL 33545
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
August 22, 29, 2025 25-02464H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002204
IN RE: ESTATE OF WILSON G. ALVARADO, Deceased.

The administration of the estate of WILSON G. ALVARADO, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 22, 2025.

ROBERT J. ALVARADO
Personal Representative
7399 Bradbury Circle
Wesley Chapel, FL 33545
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 413550
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: rhines@hnh-law.com
Secondary Email: rhartt@hnh-law.com
August 22, 29, 2025 25-02463H

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
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, 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, 2025 25-02506H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002597
IN RE: ESTATE OF DIANE E. MURRAY Deceased.

The administration of the estate of DIANE E. MURRAY deceased, whose date of death was June 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 401 N. Jefferson St, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE 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. 732.2211.

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, 2025 25-02515H

--- ACTIONS / ESTATE ---

FOURTH 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 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, 2025 25-02505H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-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, 2025 25-02469H

SECOND 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 OF 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 the 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, 2025 25-02493H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, 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, 2025 25-02462H

SECOND 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, 2025 25-02492H

SECOND 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, 2025 25-02511H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-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.

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.

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

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.

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

WITNESS my hand and the seal of said court at Hillsborough County, Florida on the 12 day of August, 2025.

VICTOR D CRIST
AS CLERK OF THE COURT
(SEAL) BY Isha Tirado-Baker
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

/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

SECOND 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 SOUTHEAST CORNER OF THE SW ¼ OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUHG 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 SOUTHEAST CORNER OF THE SW ¼ 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 1-800-955-8771; 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, 2025
25-02467H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-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: STATED, 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 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, 2025 25-02457H

--- ACTIONS / SALES ---

THIRD INSERTION

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

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

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

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

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

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

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

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

Dated at Tampa, Hillsborough County, Florida, on August 8, 2025.

VICTOR D. CRIST,
Clerk of the Circuit Court
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

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

THIRD INSERTION

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

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

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

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

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

You may object by appearing at the hearing and filing a written objection with the Court. If you desire counsel and believe you may be entitled to representation by a court-appointed attorney, you must contact the Office of the Clerk of Court and request that an "Affidavit of Indigent Status" be mailed to you for completion and return to the Office of the Clerk of Court.

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

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

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

DATED in Tampa, Hillsborough County, Florida, this 12 day of AUGUST 2025.

VICTOR D. CRIST
Clerk of the Circuit Court
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer
LV10184

SECOND INSERTION

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, GRANTEES, 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, GRANTEES, 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

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-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, GRANTEES, 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, GRANTEES, 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 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

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 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, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6500 E. 23rd Avenue, Tampa, FL 33619.

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

IMPORTANT

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.

Dated: August 15, 2025
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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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.

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

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 19th day of August, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-303221
August 22, 29, 2025 25-02497H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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.

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 attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 15th day of August, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-289519
August 22, 29, 2025 25-02483H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
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 property in HILLSBOROUGH County, Florida:

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.

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

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

Dated on August 19, 2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1184-2611B
Ref# 12252
August 22, 29, 2025 25-02516H

SECOND INSERTION

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 SUBDIVISION, according to the Plat thereof as recorded in Plat Book 99, Page(s) 60, of the Public Records of Hillsborough County, Florida.

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

For informational purposes only: 8523 Northton Groves Blvd, Odessa, FL 33556

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.

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 22, 29, 2025 25-02488H

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 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:

LOT 7, BLOCK 3, GOLF AND SEA VILLAGE UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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.

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

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

Dated: August 14, 2025
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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 23-CA-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:.

LOTS 1 AND 2, BLOCK 13, OF WASHINGTON PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 47, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 713 North Gordon Street, Plant City, FL 33563

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy. Esq.
FBN: 1039538
File No: M23528-JMV
August 22, 29, 2025 25-02487H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-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:

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.

PROPERTY ADDRESS: 3104 E DIANA ST, TAMPA, FL 33610

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

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

Dated this 14 day of August 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-04074
August 22, 29, 2025 25-02473H

SECOND INSERTION

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

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.

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.

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

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

Dated this 20th day of August, 2025.
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
August 22, 29, 2025 25-02514H

SECOND INSERTION

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.

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.

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

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

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

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

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

The date of first publication of this notice is August 22, 2025

MARY KAY GONZALEZ
Personal Representative
4808 NW 26TH Ave.
Fort Lauderdale, FL 33309
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

SECOND INSERTION

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 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:

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:

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:
Section 10:
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.

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.

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

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

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

DATED 8/18/2025.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-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, 2025 25-02491H

SECOND INSERTION

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

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.

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.

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

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

Dated this 19th day of August, 2025.
s/ Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard,
Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
August 22, 29, 2025 25-02504H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 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:

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

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

DATED this the 15 day of AUGUST, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 18-004275-1
August 22, 29, 2025 25-02472H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-003149
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A, Plaintiff, vs.
LAWRENCE A. HIRES AND DELORES J. HIRES A/K/A DELORES HIRES, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2025, and entered in 24-CA-003149 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A is the Plaintiff and LAWRENCE A. HIRES; DELORES J. HIRES A/K/A DELORES HIRES; FLORIDA HOUSING FINANCE CORPORATION 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 18, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 30, BLOCK 5, OF CROSS CREEK UNIT 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 9204 MILL CIR, TAMPA, FL 33647

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

IMPORTANT

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

Dated this 8 day of August, 2025.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-149569 - MiM
August 22, 29 2025 25-02459H

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 25-CA-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.

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

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.

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

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 19th day of August, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-292715
August 22, 29, 2025 25-02498H

FOURTH INSERTION

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 will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 8/1/2025

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