

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF BOARD MEETING
BELMONT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on September 17, 2025, at 10:00 AM 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 belmontcdd.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 jgreenwood@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.

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
September 5, 2025 25-02617H

FIRST INSERTION
Notice of Public Meeting Dates
La Collina Community Development District

The Board of Supervisors of the La Collina Community Development District will hold their regular monthly meetings for Fiscal Year 2026 on the first Monday of every month at 6:00 p.m. at the Bloomingdale Regional Library located at 1906 Bloomingdale Ave, Valrico, FL 33596, unless otherwise indicated, as follows:

- October 06, 2025
- November 3, 2025
- December 1, 2025
- January 5, 2026
- February 2, 2026
- March 2, 2026
- April 6, 2026
- May 4, 2026 (Budget Workshop)
- June 1, 2026 (Approve Tentative Budget)
- July 6, 2026
- August 3, 2026 (Budget Public Hearing)
- September 14, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Interested parties may refer to the District's website for the latest information: https://www.lacollinaacd.com/.

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

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

Christina Newsome, District Management
September 5, 2025 25-02618H

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 30, 2025, at 6:00 p.m. at the Lakehouse, located at 12586 Bergstrom Bay, 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
September 5, 2025 25-02658H

FIRST INSERTION
Notice of Meetings for the Fiscal Year 2026
Easton Park Community Development District

The Board of Supervisors of The Easton Park Community Development District will hold their meetings for Fiscal Year 2026 on the third Thursday of every month at 4:30 P.M. in the conference room of the Heritage Isles Golf & Country Club Library, 10630 Plantation Bay Drive, Tampa, Florida 33647, on the third Wednesday of the month as follows:

- October 16, 2025
- November 20, 2025
- December 18, 2025
- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026 (Budget Workshop)
- May 21, 2026 (Approved Tentative Budget)
- June 18, 2026
- July 16, 2026 (Budget Public Hearing)
- August 20, 2026
- September 17, 2026

Meetings may be continued in progress without additional notice to a time, date, and location stated on the record. There may be occasions when one or more Supervisors may participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Community Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

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.

Christina Newsome, District Management
September 5, 2025 25-02619H

FIRST INSERTION
NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
SPENCER CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spencer Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

- October 2, 2025
- November 6, 2025
- December 4, 2025
- January 8, 2026 (Changed due to holiday)
- February 5, 2026
- March 5, 2026
- April 2, 2026
- May 7, 2026
- June 4, 2026
- July 2, 2026
- August 6, 2026
- September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 2025 25-02623H

FIRST INSERTION
NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

1979 Mobile Home, VIN 13002001A/13002001B and the contents therein, if any, abandoned by previous residents, Marty Helena Tipton and Barbara Jean Tipton. On September 18, 2025 at 9:00am at Floral Village Mobile Home Park, 12 C. Street, Plant City, Florida 33563. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Floral Village By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com September 5, 12, 2025 25-02664H

FIRST INSERTION

NOTICE OF PUBLIC SALE
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

2004 Travel Trailer, VIN 4X4TSMD214Y292480 and the contents therein, if any, abandoned by previous resident, Sharrol Janeen Powell On September 18, 2025 at 9:10am at Floral Village Mobile Home Park, 9 B. Street, Plant City, Florida 33563. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Floral Village By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com September 5, 12, 2025 25-02665H

FIRST INSERTION
Notice of Public Meeting Dates
Cordoba Ranch Community Development District

The Board of Supervisors of the Cordoba Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2026 on the third Monday of every month at Lutz Branch Library, 101 W Lutz Lake Fern Road W, Lutz Florida, 33548 at 4:00 p.m. as follows:

- October 20, 2025
- November 17, 2025
- December 15, 2025
- January 19, 2026
- February 16, 2026
- March 16, 2026
- April 20, 2026 (Budget Workshop)
- May 18, 2026 (Approve Tentative Budget)
- June 15, 2026
- July 20, 2026 (Budget Public Hearing)
- August 17, 2026
- September 21, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Interested parties may refer to the District's website for the latest information: https://www.cordobaestatescdd.com.

There may be occasions when one or more Supervisors will participate by telephone. The meetings may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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

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

Christina Newsome, District Management
September 5, 2025 25-02620H

FIRST INSERTION
NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers South Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

- October 2, 2025
- November 6, 2025
- December 4, 2025
- January 8, 2026 (Changed due to holiday)
- February 5, 2026
- March 5, 2026
- April 2, 2026
- May 7, 2026
- June 4, 2026
- July 2, 2026
- August 6, 2026
- September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 2025 25-02622H

FIRST INSERTION

PUBLIC NOTICE
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Major Modification Application #909077 from Eckelkamp Construction, Inc. located at 7402 Ehrllich Road, Tampa, FL 33625 on August 27, 2025. Proposed Activity: The project includes the construction of four (4) new multi-family units and five (5) single family units with their associated infrastructure and a dry retention pond. Project Name: Bayberry Residences. Project Size: 1.28 acres. Project Location: S02, T28S, R17E in Hillsborough County. Outstanding Florida Water: No. Aquatic Preserve: No. The application is available for public inspection Monday through Friday at the Tampa District Office located at 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. September 5, 2025 25-02646H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 202525-02624H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the North Park Isle Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 202525-02627H

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 HOWIE'S PLUMBING located at 10003 COWLEY ROAD in the City of RIVERVIEW, Hillsborough County, FL 33578 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of September, 2025.
CROFTON'S PLUMBING & DRAIN SOLUTIONS, INC.
APRIL DELIGHT KERBOW
September 5, 202525-02676H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that ZBS Big Bend, LLC, 800 Westchester Ave, Ste S504, Rye brook, NY 10573, desiring to engage in business under the fictitious name of Big Bend Animal Hospital, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

September 5, 202525-02655H

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 CRYSTAL INSIGHTS located at 1520 Mira Lago Circle, in the County of Hillsborough, in the City of Ruskin, Florida 33570 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 28 day of August, 2025.
CRYSTAL INSIGHTS INC
September 5, 202525-02656H

FIRST INSERTION

FICTITIIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: JENNIFER MONTGOMERY, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.

Dated at Riverview, Hillsborough County, Florida, August 28, 2025.
COMPASSION FIRST ADVOCACY, INC.
September 5, 202525-02636H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN hat the Board of Supervisors of the Sherwood Manor Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 202525-02625H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
K-BAR RANCH III COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the K-Bar Ranch III Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 202525-02628H

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 PATRIOT STORE located at 401 East Jackson Street, Suite 2340-M17 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 28th day of August, 2025.
Golden Energy Wellness LLC
Elizabeth Alese Botner
September 5, 202525-02651H

FIRST INSERTION

FICTITIIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: RAY H. DOYLE JR. & ASSOCIATES, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.

Dated at Riverview, Hillsborough County, Florida, August 28, 2025.
COMPASSION FIRST ADVOCACY, INC.
September 5, 202525-02635H

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 Junior Andres Recording Studio 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 2nd day of September, 2025.
Andres Ramirez-Torres
September 5, 202525-02675H

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 RÉVR located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2025.
An T. Duong
September 5, 202525-02661H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
PARK EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Park East Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 202525-02626H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Balm Grove Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 202525-02629H

FIRST INSERTION

NOTICE OF BOARD MEETING
RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“Board”) of the Riverbend West Community Development District (“District”) will hold a regular meeting of the Board on **September 15, 2025, at 6:00 p.m., located at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview, FL 33569.**

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 the Offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, or by telephone at 813-3827355, or by visiting the District’s website, <https://www.riverbendwestcdd.com>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

One or more Supervisors, Staff, or other individuals are anticipated to participate by speaker telephone. 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 813-382-7355. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800955-8771 (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 the 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.

Kristee Cole, District Manager
Riverbend West Community Development District
September 5, 202525-02670H

PUBLIC SALES

FIRST INSERTION
NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025/2026 BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Berry Bay II Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager September 5, 2025	25-02630H
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FIRST INSERTION
NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025/2026 BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Berry Bay Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
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There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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) 873-7300, at least 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager September 5, 2025	25-02631H
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FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

0087 - Rivera, Leonardo; 0119 - Wilson, Deborah; 0206 - Baker, Antonio; 0211 - Underwood, Ashley; 0242 - Jefferson, Karysma; 0267 - Jr, Benjamin Swaby; 0309 - Larsh, Dustin; 0310 - Edwards, Deborah; 0331 - Acevedo, Mark; 1004 - Joshi, Ami; 1027 - Gordon, Rashard; 1061 - Wooten, Jeff; 2008 - Williams, Darous Rashad; 2040 - mays, Denesha; 3032 - Brown, Kelvin; 3060 - Jenkins, Herbert; 3063 - Giacinto, Joana; 3081 - Mclendron, Derrick; 4017 - bishop, ryan; 5001 - Sheegog, Sylvester; 9058 - Baraybar, Myriam

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 10:00 AM
Sale to be held at www.storagetreasures.com.
0236 - Beckmeyer, Kelly; 0265 - Bermudez, Marisol; 0411 - Evans, Darren; 0537 - Smiley, Jerome; 0630 - Clark, Delaney; 1054 - Gardalen, John

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM
Sale to be held at www.storagetreasures.com.

01019 - Rivera, Dulce M; 01025 - carnegie, Reginald; 01040 - morse's landscaping llc Morse, Jessica; 01082 - Thompson, Tonyata; 01083 - Ramos, Eldon; 01106 - Demeneghi, Juan; 01135 - konan, Botiwa; 01165 - Dell, Patricia; 02019 - Daye, Natae; 02076 - Jones, Ariel; 02077 - Pitts, Zelda; 02093 - Jones, Schinniee; 02118 - Thompson, Tonyata; 02128 - Thompson, Tonyata; 02161 - ruiz, Henry; 02226 - Dell, Patricia; 02235 - Purpura, Karina; 03049 - James, Tiffany; 03106 - Dell, Patricia; 03108 - Dulin, Damien; 03147 - Warren, Donald; 03148 - Rohrer, Amber; 03188 - Soto, Caitlyn; 03194 - Bailey, Dejaniqua; 05013 - Rodgers, Tnysha; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 09016 - Johnson, Ralston; 13044 - konan, Botiwa

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

Time: 10:30 AM
Sale to be held at www.storagetreasures.com.

0106 - Rao, Adarien; 0107 - III, Lucius Gibson; 0216 - James, Rashawd; 0219 - POWELL, WILLIAM; 0222 - III, Lucius Gibson; 0238 - Abraham, Jorge; 0308 - Mcclain, Chatae; 0336 - kinsey, Emily; 0434 - AIC STRATEGIES Rao, Adarien; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimaris Rivera; 3056 - Burrows, Alicia; 3076 - Ravnell, Keshia; 3143 - Bacon, Essence; 3169 - III, Lucius Gibson; 3172 - Get A Grip Moving Perry, Ernest; 3214 - King, Rick A; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

Time: 11:15 AM
Sale to be held at www.storagetreasures.com.

1037 - Anderson, Delvon; 1091 - Singletary, Marteasha; 1130 - Funk, Bryan; 1131 - Nolton, Topaz; 1137 - Roulhac, Claudia; 1186 - Gafney, Elton; 1187 - Dupree, Mackenzie; 2007 - Woodard, Maya; 2008 - Axon, Sharhonda; 2068 - Ravnell, Keshia; 2083 - Green, Angela; 2118 - Hall, Tina; 2125 - Dupree, Mackenzie; 2142 - Henry, Stacey; 2144 - Heffin, Naquieriah; 2171 - Allen, Trina; 3018 - Cook, Jason; 3020 - Homer, Sonja; 3022 - washington, LaQuinda; 3086 - Rivers, Donovan; 3141 - Simpson, Kaceilea; 3156 - Warren, Clarence; 3200 - Grey, Victoria

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430

Time: 11:30 AM
Sale to be held at www.storagetreasures.com.

1114 - prince, carenthia; 2345 - Power, Krystle; 2526 - martinez, Wuanda; 3003 - Rey, Francisco; 3029 - Sherrod, Kyle; 3164 - McGee Jr., Roland; 3201 - Butler, Kaeleigh; 3307 - Freddes, Julee; 3341 - Hall, Reginald; 3359 - Ford, John; 3507 - hallett, Tammy

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479

Time: 11:45 AM
Sale to be held at www.storagetreasures.com.

A038 - Russ, Brandon; A039 - Dubose, Brandon; B006 - Oglesby, Shelly; B050

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 22, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storagetreasures.com.

1003 - Joseph, Nashka; 1052 - Ortiz, Yesenia; 1067 - Katje, Kristy; 2057 - Jackson, Rodney; 2072 - Fecht, Daniel; 2091 - Roberts, Ashlynn; 2136 - Westbrook, Harry; 2167 - Nonnenberg, Janae; 3002 - Figueroa, Rosa; 3039 - Green, Erica; 3072 - Guiste, Nardine; 3112 - Degnats, Richard; 3138 - Brookins, Tynesha; 3184 - Lentz, Tonia; 3208 - Jean-Francois, Gina; 3210 - Estera, Jaed; 3212 - Hawk, Shyanne; 4013 - Boudet, Geobani; 5021 - Lebron, Joshua

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473

Time: 11:00 AM
Sale to be held at www.storagetreasures.com.

1003 - bing, Nikiya; 1038 - saez, Mara; 1082 - toro, Kailani; 1123 - Roldan, Laurel; 1138 - Gonzalez, Kiroska; 1146 - delgado, Ana; 2032 - McQuay, Marla; 3003 - Lovell, Randy; 3033 - Pericot, Leighann; 3062 - Williams, Keesha; A068 - Harvey, Jamal; A074 - mederos, Odalys; A075 - kay, Melissa; B202 - Williams, Stephanie; B204 - Matera, Carolyn; B207 - Thomas, Elyse; B211 - Lynch, Chase; B235 - Leon-Garcia, Paola; C321 - Reveira, Cecilia; C330 - GARCIA, MICHELE; C332 - Zunich, Tanisha; C343 - Prince, Joyce; C347 - Young, Alicia; D439 - Steele, Lanica; D461 - Lopez, Jessica; E524 - Muldowney, Timothy; E527 - Payrow, Nooshin; F618 - danielsl, Leroy; F627 - OConner, Donald; F649 - Smith, Edward; F656 - Vallejo, Mario; F659 - Ortiz- Castro, Ana Luisa; F661 - Willmann, Jessica; H802 - Edling, Jacob; H804 - sforza, michael; RV06 - Vallejo, Mario; RV07 - Blaylock, Jovie

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016

Time: 11:15 AM
Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1005 - Hildvine, Lisa; 1019 - Sabella, Linda; 1027 - Philips, ILEANA; 1037 - International School of Excellence Viera, Mark; 1113 - williams, Arkadi; 1337 - Ware, Angelique; 1338 - Smith, Ramirez; 260 - Hatcher, Demarco; 266 - LUCAS, LAINEY; 749 - International School of Excellence Viera, Mark; 868 - International School of Excellence Viera, Mark; 920 - McLuckie, William; 981 - Lancaster, Byron

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. September 5, 12, 2025	25-02641H
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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 Sunset Project Management located at 2513 Sunray Venus Way in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2025.
Aundrey Sutherland

September 5, 2025 25-02660H

---	TAX DEEDS	---
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FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1519310000
File No.: 2025-531
Certificate No.: 2021 / 12012
Year of Issuance: 2021
Description of Property:
HANKINS' SUBURBAN HOMESITES REVISED N 79.25 FT OF LOT 2
PLAT BK / PG : 29 / 26
SEC - TWP - RGE : 33 - 28 - 19
Name(s) in which assessed:
KATHLEEN G SMITH

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (9/18/2025) 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 8/29/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Carolina Muniz, Deputy Clerk
September 5, 2025

25-02671H

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 RGPhotoandVideo4u.com located at 12505 Royal Dublin Ave. in the City of Odessa, Hillsborough County, FL 33556 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of August, 2025.
Ronald Greenberg

September 5, 2025 25-02659H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 09/28/25 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: FINAL TOUCH AUTO CARE LLC 2C3CDZAG2LH222450 2020 TOYT 10248.16 TEL: 954-457-8373 MV#: MV112615 LOCATION: 217 SHERYL LYNN DR, BRANDON, FL 33510/

NAME: ALEX PRO CAR INC 4T1G11AKIMU481632 2021 TOYT 11,808.43 TEL:813-697-1791 MV#: MV113309 LOCATION: 2015 W BUSCH BLVD TAMPA, FL 33612/ NAME HERNANDEZ AUTO BODY SHOP LLC 3GNAXHEGXRL300267 2024 CHEV 13073.69/ 5XYK33AF0PG026820 2023 KIA 13285.58 TEL:813-697-1791 MV#: MV-107652 LOCATION: 4814 N HALE AVE TAMPA, FL 33614/ NAME: VISBAL BODY SHOP INC 1G1FB1RX7J0191100 2018 CHEV 10672/ 1FATP8UH2J5121355 2018 FORD 8263 TEL:813-697-1791 LOCATION: 9254 LAZY LN TAMPA, FL 33614/

September 5, 2025 25-02666H

FIRST INSERTION

Notice of Sale

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

Sale Date September 26th 2025 @ 10:00 AM at each individual repair facility.

41097 2019 Chevrolet VIN#: 1G1ZD5ST0KF104335 Repair Facility: Lares Auto Repair 4701 E Hillsborough Ave Tampa 813-495-9575 Lien Amt \$4,820
September 5, 2025 25-02634H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424
Time: 09:30 AM
Sale to be held at www.storage treasures.com.
1049 - Moronta, Jackie; 1059 - Hart, Tammy; 1077 - James, Tasheika; 6041 - Palmer, Daniel; 7076 - Mason, Tkeria; 8113 - Quansah, Audrey; 8116 - Sullivan, Paul
PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:45 AM
Sale to be held at www.storage treasures.com.
0511 - Hernandez, Evelio; 0515 - Grullon, Alberth; 0719 - Aviles, Lisandro; 0821 - Pereira, Karoline Correa; 0836 - Allen, Joshua; 1105 - Arroyo, Hector; 1132 - Storm Gridiron LLC McClendom, Joe; 1143 - Jimoh, Roselin; 1262 - Lewis, Emily; 1282 - Maxey, Zachary; 1446 - Kerr, Allison; 1629 - Anderson-Dell, Tonja; 1701 - Kraft, Kimberly
PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 10:00 AM
Sale to be held at www.storage treasures.com.
B001 - Glenn, Catisha; B074 - Langston, Shakera; B100 - Valavender, Kaitlin; C003 - Ramos, Andres; E008 - Uribe, Robert; E074 - Vazquez, Luis; F093 - Clark, Taneshia; F113 - Spicer, Lissette; G008 - McCrae, Brian; G045 - Diaz, Gabriela; G069 - Roach, Eboni; G084 - Tirado, Richard; G089 - McCrae, Brian; G093 - McCrae, Brian; G100 - Aviles, Bluetie; G102 - Ayesch, Ibtisam; H057 - Lewis, Jay; H064 - Jimenez, Melissa; J026 - Ricks, Darren; J028 - ALCIN, EMMANUELLA
PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 778-6681
Time: 10:15 AM
Sale to be held at www.storage treasures.com.
1021 - Zhang, Lei; 1073 - Green, Tawana Boone; 1094 - Love, MDaetzha; 1209 - Xiong, Du; 1227 - Paulino, Rafael; 1231 - Paulino, Rafael; 1233 - Vega, Jerry; 1247 - Paulino, Rafael; 1330 - Judson, vinnetta; 2001 - Valentin, Juan; 2015 - Xiong, Du; 2044 - Paulino, Rafael; 2065 - Pitchford, Ashley; 2081 - Mccullough, Selena; 2160 - Thompson, Telisha; 2204 - Haner, Nathan; 2209 - Norman, Stephanie; 2253 - DE ARMOND, KATHERINE; 2268 - White, Omar; 2285 - Zapata, Yeny; 2286 - Gonzalez, Joseph; 2289 - Williams, Lamont; 2302 - Forte, Amy; 2325 - DE ARMOND, KATHERINE; 2348 - Gunning, Tiffany; 2431 - SWYGERT, MARK; 2437 - Frost, Raven; 3001 - Perez, William; 3076 - Mclin, Hannah; 3087 - Wilks, Kenneth; 3092 - Johnson, Sayonni; 3093 - GOODSON, VICTORIA; 3148 - Fox, Justina; 3163 - Davis, De Azia; 3243 - Seegobin, Paris; 3276 - Knowlton, Norrie; 3305 - DE ARMOND, KATHERINE; 3322 - Quirk, Suzanne; 3327 - DE ARMOND, KATHERINE; 3374 - Negron, Elan; 3392 - Lersundy, Carlos; 3405 - Ruiz, Dianelys; B151 - Johnson, Ray; C061 - Stroll, Casey; D103 - Felder, Ishakia; D104 - Rodriguez, Angel M; D118 - Fernandez, Khaleb; E022 - Jackson, Sandra; E079 - Cano, Priscilla; F103 - Melendez pizarro, Jose; F106 - Merinocoente, Pedro; F114 - Smith, Natalie; F120 - Walker Jr, Willie; F125 - Diaz, Victoria; F131 - Abreu, Juanita; F133 - medina, Luisanna
PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:30 AM
Sale to be held at www.storage treasures.com.
A008 - Ashley, Rudontae; A045 - Williams, Gary; A051 - Martinez, Ashley; B014 - Thilking, John; B018 - freeman, lekecia; B023 - Jackson, Tarshell; B029 - Goldsmith, Annie; B031 - Williams, Ladarius; B053 - Kelly, Mary; B062 - Anderson, Tamika; B076 - Carson, Darnisha; C018 - Bender, Brittany; C019 - Savanella, Shanna; C028 - Cantt, Dana; C070 - Castillo, Orlando; C089 - White, Justin; C126 - Lewis Loves Landscaping LLC Lewis, Anthony; C131 - Woods, Bobby; D004 - Smith, Chisa; D005 - mccullough, Jessica; D018 - Bonilla, Jazmin; D025 - Hicks, Frederick; D063B - jeske, Cassidy; D065B - Young, Iyanna; D071 - Sacks, Pauline; D093 - Mitchell White, Dawn Rochelle; D125 - Grim, Matthew; D129 - Lee, Tyjai; D130 - garcia, steven; D132 - Thilking, John; E066 - Jules, Vasthia; E083 - Timmons, Robert
PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:45 AM
Sale to be held at www.storage treasures.com.
1077 - williams, Keandre; 1141 - Torres, Gisela; A014 - Boyle, Shery A; C016 - Reyes, Maria Luisa; D010 - Haddock, Erica; D028 - Squire, Anthony; D071 - Saffell, Todd; F005 - Isla, Maria
PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 11:00 AM
Sale to be held at www.storage treasures.com.
B004 - Shear, Julia; B048 - Sanders, John; B053 - Billups, Lamar; D027 - Murillo, Mariana; D059 - Olmo, Anthony; E051 - Santiago, Isiah; E101 - Austin, Randall; E134 - Oneal, Karen; F008 - Davis, John; G002 - Grant, Donte; G004 - melghem, mike; G060 - Rodriguez, Pedro; G064 - Isom, Danita; G067 - BROXTON, HERMAN
PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 11:15 AM
Sale to be held at www.storage treasures.com.
A019 - Chestaro, Ingrid; A025 - Bishop, Steve; A038 - Francis, Javid; A052 - king, Devontae; A057 - Nadeem, Sayyed; B005 - Gomez Gomez, Feliciano; B038 - Jones,

Howard; B069 - Coolidge, Vanessa; B074 - Wadlington, Eric; B083 - Holland, Aaron; C011 - Gaye, Malamine; C012 - velazquez, Alicia; D006 - Smith, Derek; E001 - wilson, Domon; E008 - Campos, Jesenia; F019 - Jones, Darrell; F027 - Williams, Charles; G011 - Mitchell, Morgan; G018 - Hudson, Zikiria; G021 - Walker, Damarcus; G048 - Gonzalez, Adinlelena Martinez; H005 - tucker, ivan; H020 - Mcfadden, Ronnie; H043 - Robinson, Linda; H062 - Fennie, James; H064 - Powell, James; H072 - Campbell, Harold; I021 - Bradley, Tonisha; I024 - Gilmore, Stacy; I037 - pagan, lyann; J064 - Keaton, Kenya; J083 - Montina, Catherina; P036 - tacoway Avila, Gabriela
PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 11:30 AM
Sale to be held at www.storage treasures.com.
0130 - Spodar, Derek; 0205 - Archie, Katrice; 0217 - Gufford, Tabatha; 0246 - Escoriza, George; 0251 - Martinez, Anibal; 0261 - Johansson, Gail; 0267 - Jordan, Tatyana; 0302 - adisme, Nadia; 0330 - Mayo, Irene; 0331 - carter, Corey; 0333 - Hartley, Nick; 0340 - Norton, Andy; 0354 - Prince, James; 0366 - Purnell, Jasmine; 0402 - Jones, Ricky; 1426 - Fullwood, Timothy; 0440 - Abidan Nataneel Land Trust Edwards, Dominic; 1025 - Burney, Amanda; 1028 - Pinkney, Sonya; 1029 - Meyer, Clifton; 1034 - Bishop, Rynise; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1102 - Burks, Walthesia; 1111 - Dukes, Phyllis; 1114 - Singleton, Coriana; 1116 - McKeever, Harold; 1121 - Hollis, Robert; 1149 - darling, Melissa estrada; 1155 - Coneway, Jessica; 1159 - Marlin, Ryan Thomas; 1178 - Rivera, Charlene; 1228 - Washington, Roslyn; 1255 - Smith, Phonecia; 1261 - Smith, Nola; 1294 - Warren, Donovyn; 1314 - Bailey, Valencia L; 1381 - Mathis, Shawn; 1382 - Irvin, Stephen; 1417 - Davis, Deandre; 1420 - Bryer, Katrina; 1424 - Cobb, Shamika; 1448 - Herron, Wyshuna; 1471 - Allen, Tomarcus; 1477 - norton, tumeika; 1488 - Beasley, Shanteria; 1494 - Comer, Jessica; 1500 - Kegler, Cheryl; 1511 - Lanyon, Sarah K; 1535 - Clemmons, Bernard; 1538 - Foster, Eltyneshia; 1542 - Johnson, Shameka; 1543 - Morales, Carlos
PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:45 AM
Sale to be held at www.storage treasures.com.
0149 - Carr, Mark; 0159 - boissalier, Ines; 0176 - Hopton, Dimetrius; 0209 - Ferguson, Justin; 0210 - Smith, Natalie; 0245 - Moskos, Nick; 0332 - Walkowski, Nichole; 0405 - johnson, sonja; 0418 - Pfenning, Azrael; 0427 - Jackson, Kee; 0429 - Spurlock, Josh; 0447 - Boyd, James; 0559 - Francia, Diana; 0608 - Guzman, Yanet; 0626 - Rodriguez, Alejandro; 0648 - Hernandez, Kathia; 0649 - Francia, Andrea; 0661 - Mora Martinez, Nataly; 0665 - Vazquez, Harold; 0711 - Moskos, Nick; 0908 - humbarger, Jeffrey; 1015 - Mitchell, Wanisha ; 1024 - Peral, Rose Del; 1026 - miguel, Padron; 1030 - Edwards, Nigel; 1063 - The Goodie Bar LLC Sevilla, April; 1109 - JSM Contracting LLC Moore, John
PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 12:00 PM
Sale to be held at www.storage treasures.com.
A0114 - wiggins, Jazmine; A0213 - Harvey, George; A0217 - Hayes, Cynthia; A0243 - Clark, Robert; A0251 - Daniels, Shandrieka; A0253 - Clark, Ashley; A0289 - cotera, Alyssa; A0357 - Rayford, Ronda; A0456 - Lelii, Dante; A0477 - Mcduffy, Shylayah; A0531 - Hawkins, Rebecca; A0553 - Rodriquez, Robert; C0623 - Ramirez, Ashley; C0644 - Engan, Adisyn; C0672 - ruiz, Maria; C0706 - Myles, Jateajha; C0758 - Conover, William
PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 12:15 PM
Sale to be held at www.storage treasures.com.
1118 - McCord, Katriena; 1144 - Davis, Samantha; 1258 - Silver, Thomas; 1410 - Smith, Bree; 1518 - Carlos, Torres Cruz; 1529 - crum, A S; 1565 - Runarsdottir, Gudrun; 1568 - Petit, Alberto; 2011 - Dalton, Scottie; 2016 - R, Yisley Leon; 2056 - Carter, Jennifer; 2057 - Gamarra, Marcelo; 2079 - Ziedenweber, Sara; 2103 - European Beauty Academy Nogaibayeva, Diana; 2121 - Conway, Claire; 2136 - Stevenson, Samuel; 2140 - Artiles, Gloria; 2229 - Navarro Pupo, Yuneisis; 4301 - Castellano, Ynela; 4311 - Burkart, Stephanie; 5011 - Gonzalez, Fernando; 5110 - Pedrosa, Lasandra; 5114 - Miranda, Nelson; 5307 - Americas Elite Painting Corp Figueroa, Isaia
PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:30 PM
Sale to be held at www.storage treasures.com.
2005 - Slocomb, Kelly; 2073 - Sage, Samantha; 2124 - Adams, Daryl; 3009 - Crawford, Lawanta Y; 4006 - McGahan, Ann; 4011 - Hernandez, Michelle; 4013 - Crisa, Ivan; 4015 - Ksalifa, Mohammed; 4016 - Pickford, Christina; 4021 - Culbert, Ryan; 4049 - Horton, Felicia; 5016 - Smith, Jamieka; 5032 - Gentleman, Jonathan; 5403 - Eason, Dominique; 5136 - Mercurio, Justin; 5157 - williams, Keandre; 5185 - Polo, Nicholas; 5206 - Carrier, William; 5212 - Agudelo, Erna; 5218 - Richards, Alex
PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 12:45 PM
Sale to be held at www.storage treasures.com.
1011 - Hammonds, Tamesha; 1072 - HANNAH, JOVAN; 1114 - Figueroa, Diana; 1141 - VARGAS, MELANIA; 1150 - Weaver, Roger; 1204 - Britton, Allen; 1211 - Kuhlra, Heather; 1212 - cabrera, Vanessa; 1235 - Grajales, Geraldo; 2241 - jackson, ya'kerea; B013 - Matera, Carolyn

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
September 5, 12, 2025 25-02639H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002021
Division A
IN RE: ESTATE OF
EVELYN SMITH
Deceased.

The administration of the estate of Evelyn Smith, deceased, whose date of death was August 25, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002306
IN RE: ESTATE OF
KATHLEEN CAREY BUXTON,
Deceased.

The administration of the estate of KATHLEEN CAREY BUXTON, Deceased, whose date of death was April 17, 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 s. 732.221.

The date of first publication of this notice is September 5, 2025.

MARIE ANNE TIELEMAN,
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
PrIMARIE Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
September 5, 12, 2025 25-02643H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001890
Division Probate
IN RE: ESTATE OF
RICHARD J. LOREY
Deceased.

The administration of the estate of RICHARD J. LOREY, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for HILL-SBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 204, 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. 732.221, 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 September 5, 2025.

Personal Representative:
STEPHANIE J. VARAO
16004 Muirfield Drive
Odessa, Florida 33556
Attorney for Personal Representative:
ADAM T. RAUMAN, ESQ., Attorney
Florida Bar Number: 85296
1920 East Bay Dr
Largo, FL 33771
Telephone: (727) 250-0432
Fax: (727) 250-0006
E-Mail:
eservice@preservationlawfirm.com
September 5, 12, 2025 25-02674H

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

IMPORTANT
AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org
Dated this 29 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
22-014432 - MaM
September 5, 12, 2025 25-02678H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 29-2022-CA-003840
BANK OF NEW YORK
MELLON TRUST COMPANY, N.A.
AS TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST,
Plaintiff, vs.
ELISBETH E. JUDSON A/K/A
ELISBETH JUDSON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 05, 2023, and entered in 29-2022-CA-003840 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and ELISBETH E. JUDSON A/K/A ELISBETH JUDSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 22, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 7, BLOCK H, FLORAL GARDENS UNIT NO. 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 9 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 306 FLORAL DRIVE, TAMPA, FL 33613
Any person claiming an interest in the

FIRST INSERTION

ESTATE

NOTICE OF REQUEST FOR PROPOSALS

CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR POND A CONTROL STRUCTURE
CS-25A DRAINAGE IMPROVEMENTS AND
NOTICE OF PUBLIC MEETING TO OPEN PROPOSALS
Hillsborough County, Florida

The Carlton Lakes Community Development District (“**District**”) hereby requests proposals from firms to provide labor, materials, equipment and construction services necessary for the District’s Pond A Control Structure CS-25A Drainage Improvements (“**Project**”). The Project includes Pond A Control Structure CS-25A Drainage Improvements for the District, including but not limited to, earthwork, grading, stormwater, and other required construction services. The Project is more particularly described in the project manual (“**Project Manual**”), which includes the plans and specifications for the Project prepared by Pegasus Engineering, LLC (“**District Engineer**”). The District is a special-purpose unit of local government established under Chapter 190, Florida Statutes, for the purpose of financing, acquiring, constructing, installing, operating and maintaining community infrastructure improvements for the lands within the District.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing and be authorized to do business in Pasco County and the State of Florida. **TIME IS OF THE ESSENCE WITH RESPECT TO THE PROJECT.**

The Project Manual, consisting of the instructions to proposers, contract, proposal form, forms of agreement, technical specifications, plans/blueprints, and other materials, will be available from the District Engineer beginning **August 17, 2025** (hard copies are not available due to public health concerns). The Project Manual retrieval process will be as follows:

1. Email the District Engineer at david@pegasusengineering.net. Include in the subject line: “Request Carlton Lakes CDD Pond A Control Structure CS-25A Drainage Improvements Project Manual”
2. Proposer will receive two emails, one from the District Engineer confirming receipt of the request and the other from the Box Link titled Carlton Lakes Pond A Control Structure CS25A Drainage Improvements containing access instructions. (check your junk mail if not received).
3. Open the email from Box Link and follow instructions to retrieve the Project Manual.

For questions regarding the procedures to retrieve the Project Manual, please call the District Engineer at (407) 992-9160. Please note that phone inquiries are limited to procedural assistance requesting or retrieving the Project Manual; any substantive questions regarding the Project Manual or the Project must be submitted in writing as noted herein.

The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those proposers who have indicated their intent to propose by attending the pre-proposal conference (described herein) and registering at that meeting.

Firms desiring to provide services for this Project must submit one (1) original and one (1) electronic copy (PDF format, Schedule of values in an Microsoft Excel and PDF format, all documents included on a USB flash drive) of the required proposal no later than **September 30, 2025 at 10:00 a.m. (EST)**, at the Local Office of the District Engineer, 3030 Starkey Boulevard, Suite 226, Trinity, Florida 34655, (727) 807-3342 (or at an alternative location to be determined and announced). Proposals received after that time will not be considered. Additionally, each Proposer shall supply a proposal bond, or cashier’s check, made payable to the District and in the sum equal to five percent (5%) of the total amount of the proposal with its proposal. Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation “RESPONSE TO PROPOSAL FOR CARLTON LAKES COMMUNITY DEVELOPMENT DISTRICT POND A

CONTROL STRUCTURE CS-25A DRAINAGE IMPROVEMENTS.” The District reserves the right to return unopened to the proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of ninety (90) days after the proposal opening.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, and waive minor or technical irregularities in any proposal, as it deems appropriate, and if the District determines in its discretion that it is in the District’s best interests to do so.** Any protest of the Project Manual, including, but not limited to the terms and specifications, must be filed with the District within 72 calendar hours (excluding Saturdays, Sundays and state holidays) after the first advertisement of the Request for Proposals, together with a protest bond in a form acceptable to the District and in the amount of \$25,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District’s costs, expenses and attorney’s fees associated with hearing and defending the protest. Failure to timely file a protest, or failure to timely post a protest bond, will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law. Additional requirements for filing a protest can be found in the District’s Rules of Procedure, which are available upon request.

The successful proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract (as described in the Project Manual), with a surety acceptable to the District, and in accordance with Section 255.05, Florida Statutes.

NOTICE OF SPECIAL MEETING TO OPEN PROPOSALS

Pursuant to Section 255.0518, Florida Statutes, the proposals will be publicly opened at a special virtually “Teams” meeting to be held on **September 30, 2025 at 2:00 p.m. (EST)**. The purpose of the virtual teams meeting will be to announce the names of the proposers and pricing. No decisions of the District’s Board of Supervisors (“**Board**”) will be made at that time. A copy of the agenda for the meeting can be obtained from David Hamstra, P.E., District Engineer, at david@pegasusengineering.net.

Information about how the meeting will occur, assistance connecting to the meeting, or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by contacting the District Manager Kristee Cole at (813) 397-5120, or by emailing kristee.cole@inframark.com.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. If held in person, there may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Manager’s Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Any and all questions relative to this Request for Proposals, the Project or the special meeting shall be directed in writing by e-mail only to David Hamstra, P.E., District Engineer, at david@pegasusengineering.net, with e-mail copies to Kristee Cole, District Manager, at kristee.cole@inframark.com, and Kathryn “KC” Hopkinson, District Counsel, at khopkinson@srlegal.com. No phone inquiries please.

David Hamstra, P.E. District Engineer
September 5, 202525-02642H

FIRST INSERTION

NOTICE OF PUBLIC HEARING
Hillsborough County Board of County Commissioners
To Consider the Boundary Amendment of the
Balm Grove Community Development District

DATE:October 7, 2025
TIME:9:00 a.m.
LOCATION:A public hearing before the Board of County Commissioners of Hillsborough County on the application will be held on October 7, 2025, at 9:00 A.M. at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. Participation in this public hearing is available in person at the Frederick B. Karl County Center or through communications media technology, as described in the “About the Hearing” section below.

who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. **Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.**

Public comments offered using communications media technology will be afforded equal consideration as if the public comments were provided in person.

You may also submit comments or any documents prior to the meeting by sending them to boccrec@hillsclerk.com or by uploading them with the Public Comment Form.

Additional instructions for providing public input can be found on the County’s website, HCFLGov.net.

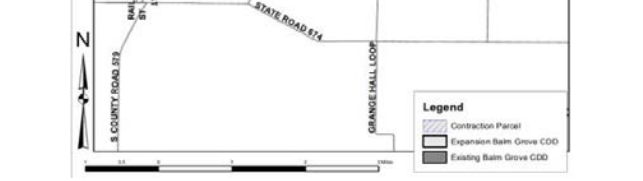
Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County’s official YouTube channel: YouTube.com/HillsboroughCounty Meetings
- The County’s HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/HTVlive
- Listening to the public hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may e-mail hearings@hcflgov.net or call (813) 307-4739.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the ADA Coordinator at (813) 276-8401 or TTY Relay: 711 no later than 72 hours prior to the proceedings. This meeting is closed captioned for the deaf and hard of hearing.



September 5, 202525-02647H

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 292025CP002665A001HC
Division Probate
IN RE: ESTATE OF
TIMOTHY PAUL REESE
Deceased.

The administration of the estate of TIMOTHY PAUL REESE, deceased, whose date of death was July 4, 2025, is pending in the Circuit Court for HILLSBOROUGH COUNTY, Florida, Probate Division, the address of which is Post Office Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 September 5, 2025.

Personal Representative:
J. MARK REESE
3510 W. Laskey Road
Toledo, Ohio 43623
Attorney for Personal Representative:
ABEL A. PUTNAM
Florida Bar Number: 024090
Putnam & Creighton, P.A.
500 South Florida Avenue, Suite 300
Lakeland, Florida 33801
Telephone: (863) 682-1178
Fax: (863) 683-3700
E-Mail: AAP@Putnampa.com
Secondary E-Mail:
aapservice@putnampa.com
September 5, 12, 202525-02644H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-000809
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
DONNA FERRER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 24, 2025, and entered in 25-CA-000809 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and DONNA FERRER; UNKNOWN SPOUSE OF DONNA FERRER; COUNTRY PLACE COMMUNITY ASSOCIATION, INC. F/K/A COUNTRY PLACE CIVIC ASSOCIATION, INC.; 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 25, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 49, BLOCK 16, COUNTRY PLACE WEST - UNIT V, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 16104 COUNTRY CROSSING DR, 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

The administration of the Estate of YOURY JOSEPH deceased, whose date of death was November 7, 2024, 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.

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

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

A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent’s death by the Decedent or the Decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is September 5, 2025.

Personal Representative:
MANOUCHEKA JEANITE
7538 Maroon Peak Drive,
Ruskin, Florida 32573
Attorney for Personal Representative:
FLORIDA TRUST &
ESTATE COUNSEL
2605 Ponce de Leon Boulevard
Coral Gables, Florida 33134
Telephone: 305-441-7091
/s/ Michael V. Arroyave, Esq.
MICHAEL V. ARROYAVE, ESQ.
FBN 88540
Direct Email:
Michael@FTECounsel.com
For Service of Documents only:
Service@FTECounsel.com
September 5, 12, 202525-02645H

ESTATE

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION: CASE NO.: 24-CA-004165 J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WF1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. LAURA M. MURPHY A/K/A LAURA MURPHY; UNKNOWN SPOUSE OF LAURA M. MURPHY A/K/A LAURA MURPHY; NORTH STAR CAPITAL ACQUISITION, LLC AS ASSIGNEE OF WELLS FARGO; CHEVAL WEST COMMUNITY ASSOCIATION INC.; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, et al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 19th day of August 2025, in Case No. 24-CA-004165, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WF1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, is the Plaintiff and LAURA M. MURPHY A/K/A LAURA MURPHY; UNKNOWN SPOUSE OF LAURA M. MURPHY A/K/A LAURA MURPHY; NORTH STAR CAPITAL ACQUISITION, LLC AS ASSIGNEE OF WELLS FARGO; CHEVAL WEST COMMUNITY 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</p>
<p>auctions at, 10:00 AM on the 20th day of October 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 63 OF CHEVAL WEST VILLAGE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 77, PAGE 35, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 6003 CHELAS COURT, LUTZ, FL 33558</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602.</p> <p>Dated this 20th day of August 2025.</p> <p>/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 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516: service@delucalawgroup.com 24--06101-1</p> <p>September 5, 12, 2025 25-02691H</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>File No: 2025-CP-001454 Division: PROBATE IN RE: ESTATE OF MARGARITA E. MINGOTT VEGA Deceased</p> <p>The administration of the estate of MARGARITA E. MINGOTT VEGA deceased, whose date of death was DECEMBER 9, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twigg, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: /s/ OSCAR VEGA OSCAR VEGA</p> <p>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 September 5, 12, 2025 25-02668H</p>

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.

11/8/23 1:59 PM

FIRST INSERTION
<p>NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-000258 IN RE: ESTATE OF TERRY TALTON Deceased.</p> <p>TO: RONALD TALTON, FATHER OF TERRY TALTON</p> <p>YOU ARE NOTIFIED that a Petition to Sell Real Property 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: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before 10/10/25, 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 judgement or Order for the relief demanded without further notice.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Signed on this 2 day of SEPTEMBER, 2025.</p> <p>First publication on September 5, 2025</p> <p>As Clerk of the Court (SEAL) By: RYAN MARSH As Deputy Clerk</p> <p>Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 September 5, 12, 19, 26, 2025</p> <p>25-02687H</p>

FIRST INSERTION
<p>NOTICE OF PUBLIC SALE</p> <p>U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storage-treasures.com, to satisfy the self-storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.</p> <p>U-Stor, (Tampa East) 4810 North 56th St., Tampa, FL 33610 on Wednesday, September 17, 2025, @ 10:00 AM.</p> <p>N-27 Happy Lee J-4 Yassine Quassini O-5 Deandre Turner</p> <p>September 5, 12, 2025 25-02686H</p>

ACTIONS / SALES

FIRST INSERTION
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>Civil Division Case #: 25-CC-008991 DIVISION: M</p> <p>Truist Bank, successor by merger to SunTrust Bank Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Joseph B. Holley a/k/a Joseph Benjamin Holley, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al. Defendant(s).</p> <p>TO: Unknown Spouse of Jeffrey Lee Holley a/k/a Jeffrey L. Holley: 15201 West County Line Road, Odessa, FL 33556 and Unknown Spouse of Candace Kay Holley a/k/a Candace K. Holley a/k/a Kandi K. Holley: 208 West Pine Street, Ashley, MI 48806</p> <p>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.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real</p>
<p>property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:</p> <p>LOT 19, BLOCK 33, EL PORTAL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17 ON PAGE 16 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>more commonly known as 8407 North Orleans Avenue, Tampa, FL 33604.</p> <p>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 SEPTEMBER 25, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>"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."</p> <p>WITNESS my hand and seal of this Court on the 20 day of AUGUST, 2025.</p> <p>Victor D. Crist Circuit and County Courts (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twigg St. Tampa, FL 33602</p> <p>LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 24-332279 FCO1 SUU September 5, 12, 2025 25-02638H</p>

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO. 23-CA-012731 AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs. RICHARD A. LITCHFIELD, ET.AL; Defendants</p> <p>NOTICE IS GIVEN that, in accordance with the order granting plaintiff's motion to cancel and reschedule Foreclosure sale dated July 31, 2025, in the above-styled cause, the clerk of court will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.hillsborough.realforeclose.com, on September 24, 2025, the following described property:</p> <p>Lot 22, Block 1, Westchase Section "370", according to the plat thereof, recorded in Plat Book 75, Page 71, of the Public Records of Hillsborough County, Florida.</p> <p>Property Address: 10510 ROCHESTER WAY, TAMPA, FL 33626</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS</p>
<p>UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Andrew Arias, FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 23-01879</p> <p>September 5, 12, 2025 25-02662H</p>

FIRST INSERTION
<p>RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION CASE NO. 23-CA-013106 SELECT PORTFOLIO SERVICING, INC., Plaintiff, vs. CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; NORTHDAL CIVIC ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 3, 2025 and entered in Case No. 23-CA-013106, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein SELECT PORTFOLIO SERVICING, INC. is Plaintiff and CHARLA BIRD-ROSS; UNKNOWN SPOUSE OF CHARLA BIRD-ROSS; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; NORTHDAL CIVIC ASSOCIATION, INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on September 22, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 20, BLOCK 5, NORTH-</p>
<p>DALE SECTION E UNIT NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 28th day of August 2025</p> <p>Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 20-00860 SPS V6.20190626</p> <p>September 5, 12, 2025 25-02637H</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 25-CP-002828 Division B IN RE: ESTATE OF BARBARA J. PUJALS a/k/a BARBARA PUJALS, Deceased.</p> <p>The administration of the estate of BARBARA J. PUJALS a/k/a BARBARA PUJALS, deceased, whose date of death was July 27, 2025; File Number 25-CP-002828, 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 Representatives and the Personal Representatives' attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>The Personal Representatives have no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025</p> <p>FRANCISCO ACOSTA Personal Representative 125 Leeward Is. Clearwater Beach, FL 33767 KELLY FIGLEY Personal Representative 3301 Sierra Circle Tampa, FL 33629</p> <p>JAMES P. HINES, JR. Attorney for Personal Representatives 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 September 5, 12, 2025 25-02654H</p>

FIRST INSERTION
<p>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL ACTION CASE NO.: 2023-CA-012099 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. DESIREE PADILLA, et al, Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 24, 2025, and entered in Case No. 2023-CA-012099 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which U.S. Bank National Association, is the Plaintiff and Desiree Padilla, Matthew Norton, Florida Housing Finance Corporation, a Public Corporation, United States of America Acting through Secretary of Housing and Urban Development, Paramount Equity Mortgage, LLC DBA Loanpal aka Goodleap, LLC, Unknown Party#1 N/K/A Maria Rodriguez, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the September 24, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</p> <p>LOTS 6 AND 7, BLOCK 8, REVISED MAP OF RUBEN-STEINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN</p>
<p>PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>A/K/A 4311 E FRIERSON AVE TAMPA FL 33610</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</p> <p>In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.</p> <p>Dated this 1 day of September, 2025.</p> <p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Justin Ritchie, Esq Florida Bar #106621 CT - 23-003589</p> <p>September 5, 12, 2025 25-02663H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION Case No. 21-CA-009332 Freedom Mortgage Corporation, Plaintiff, vs. Paul L. Rutter a/k/a Paul Rutter a/k/a Paul Lee Rutter, et al., Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 21-CA-009332 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Paul L. Rutter a/k/a Paul Rutter a/k/a Paul Lee Rutter; Alexia M. Rutter a/k/a Alexia Rutter a/k/a Alexia Michelle Rutter f/k/a Alexia D. Michelle Peters; Capital One Bank (USA), N.A.; Hawks Point West Homeowners' Association, Inc. a/k/a Hawks Point West Homeowners Association, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 29th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 3, IN BLOCK 36, OF HAWKS POINT PHASE N TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 241, OF THE PUBLIC RECORDS OF HILLSBOR-</p>
<p>OUGH COUNTY, FLORIDA.</p> <p>TAX ID: U-04-32-19-A2D-000036-00003.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court 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. Twigg Street, Room 604 Tampa, FL 33602.</p> <p>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. Twigg Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org</p> <p>Dated this 28th day of August, 2025.</p> <p>BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F01875</p> <p>September 5, 12, 2025 25-02649H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 21-CA-006663</p> <p>BANK OF AMERICA, N.A., Plaintiff, vs.</p> <p>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREAMON ROWLAND, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 30, 2024, and entered in 21-CA-006663 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein BANK OF AMERICA, N.A. is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREAMON ROWLAND, DECEASED; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CITY OF TAMPA, FLORIDA 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 22, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>THE WEST 8.7 FEET OF LOT 8 AND THE EAST 21.0 FEET OF LOT 9, BLOCK 31 OF REVISED MAP OF MACFARLANE'S ADDITION TO WEST TAMPA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE CURRENT PUBLIC RECORDS OF HILLSBOROUGH</p>
<p>COUNTY, FLORIDA</p> <p>Property Address: 2328 W CHERRY ST, TAMPA, FL 33607</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 29 day of August, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: (S)\Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>21-111026 - MaM</p> <p>September 5, 12, 2025 25-02679H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 2023-CA-012341</p> <p>THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A, Plaintiff, vs.</p> <p>INGRID AICH VON THADEN A/K/A INGRID AICH A/K/A INGRID I. AICH A/K/A INGRID AICH A/K/A INGRID I. AICH, et al., Defendant.</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 02, 2025 in Civil Case No. 2023-CA-012341 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Not Mapped, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A is Plaintiff and Ingrid Aich Von Thaden a/k/a Ingrid Aich a/k/a Ingrid I. Aich a/k/a Ingrid Aich a/k/a Ingrid I. Aich, 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 26th day of September, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Parcel A:</p> <p>That Portion of Parcel 2, Tract 6, in the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as per map or plat thereof as recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows:</p> <p>Beginning at the Northeast corner of aforesaid Parcel 2, run thence West along the North Boundary of said Parcel 203.25 feet, more or less; thence South, parallel with the West Boundary of said Parcel, 214.32 feet, more or less; thence East to the East Boundary of said Parcel 203.25 feet, more or less; thence North along the East Boundary, 214.25 feet more or less, to the point of beginning;</p> <p>And</p> <p>Parcel B:</p> <p>That Portion of Tract 6 of the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony, as per map or plat thereof as re-</p>
<p>corded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows:</p> <p>from the Northeast corner of aforesaid Tract 6, thence South, 214.25 feet along the East Boundary of said Tract 6, to the point of beginning thence South 30.00 feet along the East Boundary of said Tract 6; thence South 87°55'31" West, 203.37 feet; thence North parallel with the East Boundary of said Tract 6, 35.00 feet; thence North 89°20'02" East, 203.25 feet to the point of beginning;</p> <p>Together with that certain easement for ingress and egress contained in instrument recorded in O.R. Book 6651, Page 551 et.; Seq. of the Public Records of Hillsborough County, Florida.</p> <p>And</p> <p>Parcel C:</p> <p>A portion of that 30.00 feet strip of land lying between Tracts 6 and 7 in the Northeast 1/4 of Section 10, Township 27 South, Range 17 East, Keystone Park Colony as per map or plat thereof recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida, described as follows:</p> <p>Beginning at the Northeast corner of aforesaid Tract 6; thence N.89 degrees 21°13' E., 30.00 feet to the Northwest corner of aforesaid Tract 7; thence South, 243.50 feet along the West boundary of said Tract 7; thence S. 87 degrees 55°31"W., 30.02 feet to the East boundary of said Tract 6; thence North 244.25 feet along the East boundary of said Tract 6 to the Point of Beginning.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact 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.</p> <p>By: /s/Robyn Katz</p> <p>Robyn Katz, Esq.</p> <p>McCalla Raymer Leibert Pierce, LLP</p> <p>Attorney for Plaintiff</p> <p>225 East Robinson Street, Suite 155</p> <p>Orlando, FL 32801</p> <p>Phone: (407) 674-1850</p> <p>Fax: (321) 248-0420</p> <p>Email: MRService@mccalla.com</p> <p>Fla. Bar No.: 146803</p> <p>23-05967FL</p> <p>September 5, 12, 2025 25-02650H</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO.: 25-CA-005608</p> <p>DIVISION: K</p> <p>NATIONSTAR MORTGAGE LLC, Plaintiff, vs.</p> <p>BRENDA JOYCE DIXON-CRAWFORD A/K/A BRENDA CRAWFORD A/K/A BRENDA DIXON A/K/A BRENDA DIXON CRAWFORD, et al., Defendants.</p> <p>TO: UNKNOWN SPOUSE OF GARRENT CRAWFORD</p> <p>(Affidavit of Diligent Search and Inquiry filed 8/26/25 – See Docket Entry #66)</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>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 OCTOBER 3, 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-</p>
<p>ter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>WITNESS my hand and the seal of this Court this 27 day of August, 2025.</p> <p>VICTOR CRIST</p> <p>As Clerk of the Court</p> <p>(SEAL) By: Isha Tirado-Baker</p> <p>As Deputy Clerk</p> <p>Hillsborough County Courthouse</p> <p>800 E. Twiggs St.</p> <p>Tampa, FL 33602</p> <p>De Cubas & Lewis, P.A.,</p> <p>Attorney for Plaintiff,</p> <p>PO BOX 5026,</p> <p>FORT LAUDERDALE, FL 33310</p> <p>25-01794</p> <p>September 5, 12, 2025 25-02653H</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO.: 25-CC-029228</p> <p>DIVISION: J</p> <p>MIRA LAGO WEST HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.</p> <p>JONATHAN ALAN GULLA, CHENYANG XU, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 Defendants.</p> <p>TO: CHENYANG XU</p> <p>518 YORK DALE DR.</p> <p>RUSKIN, FL 33570</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on April 8, 2025, in Official Records Instrument #:2025153096, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida.</p> <p>ADDRESS: 518 York Dale Dr., Ruskin, Florida 33570</p> <p>LEGAL: Lot 186, Mira Lago West, Phase 1, a subdivision according to the plat thereof recorded in Plat Book 102, Page 84, of the Public Records of Hillsborough County, Florida.</p> <p>A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Execu-</p>
<p>utive Drive, Suite 250, Tampa, Florida 33609 on or before OCTOBER 3, 2025, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition:</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>DATED this 28 day of AUGUST, 2025.</p> <p>Victor D. Crist</p> <p>Clerk of the Court</p> <p>(SEAL) by: /s/ Isha Tirado-Baker</p> <p>Deputy Clerk, Isha Tirado-Baker</p> <p>Hillsborough County Courthouse</p> <p>800 E. Twiggs St.</p> <p>Tampa, FL 33602</p> <p>Brenton J. Ross, Esq.</p> <p>5550 W. Executive Drive, Suite 250</p> <p>Tampa, FL 33609</p> <p>September 5, 12, 2025 25-02633H</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 25-CA-006366</p> <p>WELLS FARGO BANK, N.A., Plaintiff, VS.</p> <p>UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF CLAUDIA C. CRAWFORD, DECEASED; et al., Defendant(s).</p> <p>TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Claudia C. Crawford, Deceased</p> <p>Last Known Residence: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>LOT 29, BLOCK "S", DEL WEBB'S SUN CITY FLORIDA, UNIT NO. 7, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 38, PAGE 100, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA</p> <p>has been filed against you and you are</p>
<p>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 29, 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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated on August 22, 2025.</p> <p>As Clerk of the Court</p> <p>(SEAL) By: Mustafa Divan</p> <p>As Deputy Clerk</p> <p>ALDRIDGE PITE, LLP,</p> <p>Plaintiff's attorney,</p> <p>401 W. Linton Blvd. Suite 202-B</p> <p>Delray Beach, FL 33444</p> <p>1113-14789B</p> <p>Ref# 12280</p> <p>September 5, 12, 2025 25-02632H</p>

FIRST INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</p> <p>CASE No. 25-CA-004162</p> <p>DIVISION: K</p> <p>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff vs.</p> <p>COSTA DIAS INC., et al., Defendants</p> <p>TO: PHILLIPI COSTA</p> <p>8273 SWANN HOLLOW DRIVE, TAMPA, FL 33647</p> <p>191 CHARLES ST APT 1, LOWELL, MA 01852</p> <p>COSTA DIAS INC.</p> <p>1120 CONCH COURT, WESLEY CHAPEL, FL 33544</p> <p>191 CHARLES ST APT 1, LOWELL, MA 01852</p> <p>8273 SWANN HOLLOW DRIVE, TAMPA, FL 33647</p> <p>AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:</p> <p>A PORTION OF LOT 1, BLOCK 1, HANKINS ACRES, RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>THE NORTH 16.40 FEET OF THE FOLLOWING DESCRIBED PARCEL; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 50` 34" EAST (ASSUMED BEARING), 437.20 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; THENCE SOUTH 00 DEGREES 16` 06" WEST, 109.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43` 54" EAST,</p>
<p>44.25 FEET; THENCE SOUTH 00 DEGREES 16` 06" WEST, 64.80 FEET; THENCE NORTH 89 DEGREES 43` 54" WEST, 44.25 FEET; THENCE NORTH 00 DEGREES 16` 06" EAST, 64.80 FEET TO THE POINT OF BEGINNING. AKA LOT 1, BLDG 7 OF HAPSHIRE VILLAS, UNRECORDED TOWN-HOMES PLAT.</p> <p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before OCTOBER 3, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS MY HAND AND SEAL OF SAID COURT on this 27 day of AUGUST, 2025.</p> <p>Victor D Crist</p> <p>VICTOR D. CRIST</p> <p>As Clerk of said Court</p> <p>(SEAL) By: Isha Tirado-Baker</p> <p>As Deputy Clerk</p> <p>Hillsborough County Courthouse</p> <p>800 E. Twiggs St.</p> <p>Tampa, FL 33602</p> <p>Prepared by: Greenspoon Marder, LLP</p> <p>(954) 491-1120;</p> <p>gmforeclosure@gmlaw.com</p> <p>(23-002461-03)</p> <p>September 5, 12, 2025 25-02652H</p>

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 29-2022-CA-001165</p> <p>U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.</p> <p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARMEN MARIA SANTOS SANTOS A/K/A CARMEN SANTOS, DECEASED, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 17, 2024, and entered in 29-2022-CA-001165 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CARMEN MARIA SANTOS SANTOS A/K/A CARMEN SANTOS, DECEASED; BARBARA BARRIERA SANTOS; CITY OF TAMPA, FLORIDA; FLORIDA HOUSING FINANCE CORPORATION; STATE OF FLORIDA DEPARTMENT OF REVENUE; CLERK OF COURT OF HILLSBOROUGH COUNTY, FL 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 25, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 1 AND 2 REVISED MAP OF COURTLAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 83, OF THE PUBLIC RE-</p>
<p>CORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 4630 COURTLAND ST, TAMPA, FL 33610</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT</p> <p>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 2 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>Attorney for Plaintiff</p> <p>6409 Congress Ave., Suite 100</p> <p>Boca Raton, FL 33487</p> <p>Telephone: 561-241-6901</p> <p>Facsimile: 561-997-6909</p> <p>Service Email: flmail@raslg.com</p> <p>By: (S)\Danielle Salem</p> <p>Danielle Salem, Esquire</p> <p>Florida Bar No. 0058248</p> <p>Communication Email: dsalem@raslg.com</p> <p>21-073949 - MaM</p> <p>September 5, 12, 2025 25-02680H</p>



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FIRST INSERTION

Notice of Meetings
Fiscal Year 2025/2026
Southshore Bay Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Southshore Bay Community Development District shall be held at 6:00 p.m. at the Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578. The meeting dates are as follows:

- October 13, 2025
- November 10, 2025
- December 8, 2025
- January 12, 2026
- February 9, 2026
- March 9, 2026
- April 13, 2026
- May 11, 2026
- June 8, 2026
- July 13, 2026
- August 10, 2026
- September 14, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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.

Kai, District Management
September 5, 2025

25-02688H

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION: D
CASE NO.: 20-CA-004142
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II, Plaintiff, vs.
ARTHUR D. ANDREWS; EDWINA ANDREWS; SUNTRUST BANK; DEPARTMENT OF TREASURY- INTERNAL REVENUE SERVICE; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.; TIERRA VERDE COMMUNITY ASSOCIATION, INC.; 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 15th day of September 2022, in Case No. 20-CA-004142, of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST II is the Plaintiff and ARTHUR D. ANDREWS; EDWINA ANDREWS; SUNTRUST BANK; DEPARTMENT OF TREASURY- INTERNAL REVENUE SERVICE; STATE OF FLORIDA; HILLSBOROUGH COUNTY, FLORIDA; CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.; TIERRA VERDE COMMUNITY 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 14th day of October 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 8, BLOCK 1, CORY LAKE ISLES PHASE 1 UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 25, OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 17915 SAINT CROIX ISLE, 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 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 19th day of August 2025.
By: /s/ Kimberly George
Kimberly George, Esq.
Bar Number: 134661
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
20-04554-1
September 5, 12, 2025 25-02690H

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-000752
IN RE: ESTATE OF NANCY MCCALL,
Deceased.
The administration of the Estate of NANCY MCCALL, deceased, whose date of death was 11/29/2024, Case Number 25-CP-000752, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602;
The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is the 5 day of September 2025.
Personal Representative:
ROBERT YOUNG,
12225 Garden Lake Circle
Odessa, FL 33556
Attorney for Personal Representative:
ELIZABETH G. DEVOLDER, ESQ.
Florida Bar Number: 124666
Counsel for Personal Representative
Law Office of Elizabeth Devolder, PLLC.
5383 Primrose Lake Circle, Suite C
Tampa, FL 33647
(813) 319-4550 (Tel)
(813) 319-4550 (fax)
rachael@elizabethdevolder.com
casemanager@elizabethdevolder.com
September 5, 12, 2025 25-02669H

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 2025-CC-030217
DIVISION: Y
LIEN LIQUIDATORS OF FL LIT 5, LLC (A/A/O 1005 ROOFING LLC D/B/A THE ROOFING COMPANY OF TAMPA BAY), Plaintiff v.
MICHAEL S VAN PATTEN AND CHRISTINA M VAN PATTEN, Defendant(s),
TO: MICHAEL S. VAN PATTEN and CHRISTINA M. VAN PATTEN
LAST KNOWN ADDRESS: 5131 COOPERS HAWK CT, VALRICO, FL 33596
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, grantee, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendants; and the aforementioned named Defendants and such of the aforementioned unknown

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-002829
DIVISION: O
PRIMARY RESIDENTIAL MORTGAGE INC., Plaintiff, v.
JOHN ESPINOSA A/K/A JOHN D. ESPINOSA, et al., Defendants.
TO: John R. Sallee
19028 Miami Blvd
Fort Myers FL 33967
John R. Sallee
2304 Lehman Rd.
Cincinnati, OH 45204
John R. Sallee
10675 Seminole Blvd., Lot 22
Largo, FL 33778
John R. Sallee
16310 Dew Drop Ln.
Tampa, FL 33625
Maryury Herrera
16310 Dew Drop Lane
Tampa FL 33625
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
Parcel I: The East 192.5 feet of the West 385 feet of the North 100 feet of Tract 9, in the Southeast 1/4 of Section 25, Township 27 South, Range 17 East, of KEYSTONE PARK COLONY SUBDIVISION, according to the plat thereof, recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida.
Parcel II: The East 15 feet of the West 400 feet of the North 100 feet and the South 15 feet of the East 45.5 feet of the West 445.5 feet of the North 100 feet of Tract 9 in the Southeast 1/4 of Section 25, Township 27 South, Range 17 East, of KEYSTONE PARK COLONY SUBDIVISION, according to the plat thereof, recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida; Together with an easement for ingress and egress over and across a strip of land 15 feet wide, whose center line is described as follows: Begin at a point 100 feet South and 207.5 feet West of the Northeast corner of Tract 9 in the Southeast 1/4 of Section 25, Township 27 South, Range 17 East, of KEYSTONE PARK COLONY SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 55 of the Public Records of Hillsborough County, Florida; run thence South 300 feet; thence Southeasterly to point on the East line of Tract 9, 15 feet North of the Southeast corner of Tract 9.
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 than 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 2 day of SEPTEMBER, 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.
Anthony R. Smith, Esquire,
the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave, Suite 430,
Winter Park, FL 32789
September 5, 12, 2025 25-02667H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-006003
GROW FINANCIAL FEDERAL CREDIT UNION
Plaintiff(s), vs.
TIMOTHY A. BRIEST; GROW FINANCIAL FEDERAL CREDIT UNION; THE UNKNOWN SPOUSE OF TIMOTHY A. BRIEST; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: TIMOTHY A. BRIEST
LAST KNOWN ADDRESS: 806 EAST 123RD AVENUE, TAMPA, FL 33612
CURRENT ADDRESS: UNKNOWN
TO: THE UNKNOWN SPOUSE OF TIMOTHY A. BRIEST
LAST KNOWN ADDRESS: 806 EAST 123RD AVENUE, TAMPA, FL 33612
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:
THE EAST 19.40 FEET OF LOT 7 AND LOTS 8 & 9, BLOCK 15, SYLVANDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. .
Property address: 806 East 123rd Avenue, Tampa, FL 33612
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 27th day of August, 2025.
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Mustafa Divan
Deputy Clerk
Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-005483-1
September 5, 12, 2025 25-02657H

FIRST INSERTION

Hawk Ct, Valrico, FL 33596
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon Samantha Darrigo, Esquire, BITMAN O'BRIEN, PLLC, Attorneys for Plaintiff, whose address is 610 Crescent Executive Ct., Suite 110, Lake Mary, FL 32746, within thirty (30) days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff 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 ANY ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR TO 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 13TH JUDICIAL CIRCUIT COURT'S ADA COORDINATOR AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. 25-CA-005428
Regions Bank d/b/a Regions Mortgage successor by merger to Union Planters Bank, N.A. Plaintiff, vs.
Brandon Weir; Unknown Spouse of Brandon Weir Defendants.
TO: Brandon Weir and Unknown Spouse of Brandon Weir
Last Known Address: 6028 E Columbus Drive, Tampa, FL 33619
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:
COMMENCING AT THE SOUTHEAST CORNER OF LOT FOUR (4), BLOCK FOUR (4), FARMLAND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK FOUR (4), PAGE EIGHTY-THREE (83), FOR A STARTING POINT; RUN THENCE NORTH ONE HUNDRED THIRTY (130) FEET; THENCE WEST SEVENTY-EIGHT (78) FEET; THENCE SOUTH ONE HUNDRED AND THIRTY (130) FEET; THENCE EAST SEVENTY EIGHT (78) FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before September 29, 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.
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS
DATED on AUGUST 22, 2025.
Victor D. Crist
As Clerk of the Court
(SEAL) By Mustafa Divan
As Deputy Clerk
Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01041
September 5, 12, 2025 25-02673H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
292025CA004284A001HC
DIVISION: D
RF -Section I
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1, Plaintiff, vs.
WILLIAM L. WHORTON A/K/A WILLIAM LUMPKIN WHORTON; FISHHAWK RIDGE ASSOCIATION, INC.; FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC.; NATIONAL COLLEGIATE STUDENT LOAN TRUST 2007-1; REGIONS BANK; 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).
TO: WILLIAM L. WHORTON A/K/A WILLIAM LUMPKIN WHORTON
Last Known Address
15933 FISHHAWK CREEK LA LITHIA, FL 33547
Current Residence is Unknown
TO: UNKNOWN TENANT NO. 1
15933 FISHHAWK CREEK LITHIA, FL 33547
Current Residence is Unknown
TO: UNKNOWN TENANT NO. 2
15933 FISHHAWK CREEK LITHIA, FL 33547
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
LOT 1, BLOCK 57, FISHHAWK RANCH TOWNHOMES PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 286 - 297, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before September 25, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 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 ON AUGUST 20, 2025.
Victor D. Crist
As Clerk of the Court
(SEAL) By: Mustafa Divan
As Deputy Clerk
Diaz Anselmo & Associates, P.A., Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1496-181011 / ME2
September 5, 12, 2025 25-02648H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. **25-CP-002874**
IN RE: ESTATE OF
JAMES DALE STOKES
a/k/a **JAMES D. STOKES,**
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 JAMES DALE STOKES a/k/a JAMES D. STOKES, deceased, File Number 25-CP-002874; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360 Tampa, FL 33601-3360; that the decedent's date of death was June 30, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Creditors: NONE	
Beneficiaries:	Address
MICHAEL JEFFREY STOKES	4403 Bugg Rd.
Plant City, FL 33567	
DANIEL AARON STOKES	13260 Cicero Way
Poway, CA 92064	

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 September 5, 2025

Person Giving Notice:
MICHAEL JEFFREY STOKES
4403 Bugg Rd.
Plant City, FL 33567
Attorney for Person Giving Notice:
CHRISTOPHER H. NORMAN
Florida Bar No. 821462
MORGAN A. ROBINSON
Florida Bar No. 1038923
Attorneys for Petitioner
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33573
Telephone: 813-251-8659
Email: mrobinson@hnh-law.com
Secondary Email:
lmartinez@hnh-law.com
September 5, 12, 2025 25-02683H

FIRST INSERTION

NOTICE OF MEETINGS
WATERLEAF COMMUNITY DEVELOPMENT DISTRICT
AUDIT COMMITTEE MEETING AND REGULAR
BOARD OF SUPERVISORS MEETING

The Waterleaf Community Development District Audit Committee will meet on Wednesday, September 17, 2025 at 5:30 p.m. at the Hillsborough County Library, 9951 Balm Riverview Rd., Riverview, FL 33569. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Waterleaf Community Development District.

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

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 at rmgrath@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
September 5, 2025 25-02685H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. **25-CP-002810**
Division U
Florida Bar No. **144663**
IN RE: ESTATE OF
BERTIE LOU SCIACCA
Deceased.

The administration of the estate of BERTIE LOU SCIACCA, 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 PO Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is SEPTEMBER 5, 2025.

Personal Representative
Name:
/s/ JOYCE COBURGER
SOUTHARD
Address: 3648 Fawnwood Dr.,
Pace, FL 32571
Attorney for Personal Representative
/s/ Charles S. White, Esq., of
CHARLES S. WHITE, P.A.
Florida Bar No. 144663
110 E. Reynolds St., Ste. 900
Plant City, Florida 33563
Tel. 813-752-6155
Fax. 813-754-1758
Email: cswatty@aol.com
19305
September 5, 12, 2025 25-02684H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
PROBATE DIVISION
CASE NO.: **25-CP-002420**
DIVISION: **A**
IN RE: ESTATE OF
MARY LEE BURKE,
DECEASED.

The administration of the estate of MARY LEE BURKE, deceased, File Number 25-CP-002420, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER 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 claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 5, 2025.

PAMELA Y. ROBINSON,
Personal Representative
7201 Forest Mere Dr.
Riverview, Florida 33578
09/02/2025 DATE
FEHINTOLA OGUNTEBI
1904 West Cass Street
Tampa, Florida 33606
(813) 254-8717
kemi@oguntebilaw.com
FBN: 049042
Attorney for Personal Representative
9/02/2025 DATE
September 5, 12, 2025 25-02682H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: **2025-CP-2134**
IN RE: ESTATE OF
REGINALD LEROY WILSON,
Deceased.

The administration of the estate of REGINALD LEROY WILSON, deceased, whose date of death was April 23, 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 petitioner and the petitioner'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 September 5, 2025.

Petitioner:
Holly Wilson
1344 Prestwick Dr.
Riverview, FL 33579
Respectfully submitted on
September 3, 2025, by:
/s/ Ryan M. Ranson
Ryan M. Ranson
Attorney for Petitioner
Fla. Bar No. 1013553
RANSON & RANSON PLLC
300 SW 1st Avenue, Suite 155
Fort Lauderdale, Florida 33301
Telephone: (954) 915-1445
E-mail:
rranson@ransonandranson.com and
tanya@ransonandranson.com
September 5, 12, 2025 25-02689H

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

FOURTH 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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. **2025-CP-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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/18/2025 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

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. **2025-CP-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

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

SECOND INSERTION	SECOND INSERTION
Public Notice Effective Sept. 22, 2025, WellMed at Haverford will be closing. Cecil Sue-Wah-Sing, MD, will transfer to Optum – Cortaro Drive.	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 – Cortaro Drive 772 Cortaro Drive Sun City Center, FL 33573 Phone: 1-813-633-9443 Fax: 1-813-633-8761	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 25-02530H	Aug. 29; Sep. 5, 12, 19, 2025 25-02531H

SECOND INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9811 Progress BLV. River-view, 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 UNIT A334 Lozada, Liliane UNIT B056 Ginebra, Felicia UNIT B173 Bethelmy, Isaiah UNIT B182 Knab, Michael UNIT D168 Brown, Wanda UNIT D184 Richardson, Melva UNIT D202 Perkins, George UNIT D255 Weaver, Nirebei UNIT A353 Alexis Teague
Boxes, Totes, Furniture Electronics, Drums, Furniture Boxes, Totes, Toys Boxes, Artwork, Toys Sports, Tools, Boxes Sports, Cabinets, Artwork Electronics, Furniture, Artwork Appliances, Boxes, Toys Electronics, Furniture, Artwork 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

FOURTH 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 at- torney, 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 en- tered against you for the relief demand-
ed in the Petition. Copies of all Court documents in this case, including Orders, are available at the Clerk of the Circuit Court's Office. You may review these documents upon request. You must keep the Clerk of Circuit Court's office notified of your current address. (You may file a Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily 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 docu- ments and information. Failure to com- ply can result in sanctions, including dismissal or striking of pleadings. ANY PERSON WITH A DISABIL- ITY REQUIRING REASONABLE ACCOMMODATIONS SHOULD CALL (813) 464-4062 (V/TDD), NO LATER THAN SEVEN (7) DAYS PRIOR TO ANY PROCEEDING. WITNESS my hand and seal of this Court on AUG 01 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Martha Concilio Deputy Clerk Aug. 15, 22, 29; Sep. 5, 2025 25-02375H

SECOND INSERTION
NOTICE 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 GIV- EN 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 Cer- tificates, Series 2007-OPT2, is Plain- tiff 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 Homeown- ers 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 follow- ing described property as set forth in said Final Judgment, to wit:
LOT 5 , BLOCK 1, BUCK- HORN PRESERVE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE- CORDED IN PLAT BOOK 91, PAGE 44, OF THE PUBLIC RE- CORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 4245 Baling- ton Drive, Valrico, Florida 33596 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort- gage. 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, Hills- borough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im- paired, 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

SECOND INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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

SECOND INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 09/18/25 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

SECOND 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 Supervi- sors 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 Ser- vices, 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

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-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 In- quiry filed 8/20/25 – See Docket Entry #55) GARRENT CRAWFORD (Affidavit of Diligent Search and In- quiry filed 8/20/25 – See Docket Entry #57) UNKNOWN SPOUSE OF ANTHONY CRAWFORD (Affidavit of Diligent Search and In- quiry filed 8/20/25 – See Docket Entry #56) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: LOT 394, CREEK PRESERVE PHASES 1, 6, 7 AND 8, ACCORD- ING TO THE PLAT AS RECORD- ED IN PLAT BOOK 139, PAGES 44 THROUGH 59, OF THE PUB- LIC RECORDS OF HILLSBOR- OUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten 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 publica- tion of this Notice in the (Please pub- lish in BUSINESS OBSERVER) and
file the original with the Clerk of this Court either before service on Plain- tiff's attorney or immediately thereaf- ter; 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 Ad- ministrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activ- ity of the date the service is needed: Complete the Request for Accommo- dations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. 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 Coordina- tor, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hear- ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org WITNESS my hand and the seal of this Court this 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

SECOND 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

SECOND 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 Wil- liam 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 Per- sonal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands 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 FOREV- ER 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 Little 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	Aug. 29; Sep. 5, 12, 19, 2025 25-02563H
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SECOND 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 pursu- ant to a Final Judgment of Foreclosure dated December 01, 2023, and entered in 22-CA-007371 of the Circuit Court of the THIRTEENTH Judicial Cir- cuit 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 HOME- OWNER'S ASSOCIATION, INC.; U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC- ITY, 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 RECORD- ED IN PLAT BOOK 100, PAGE 57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN- TY, FLORIDA. Property Address: 12113 CITI- RUS LEAF DRIVE, GIBSON- TON, 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 accor- dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a dis- ability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To re- quest 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 Ac- commodations 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 Coordina- tor, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hear- ing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.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
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TAX DEEDS

ESTATE

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 1493800000
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 BDY OF LOT 4 16 FT FOR POB THN CONT N 26 DEG 09 MIN 06 SEC W ALG E BDY 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 BDY OF SD LOT 9 THN N 42 DEG 35 MIN 02 SEC W 113.02 FT THN S 63 DEG 38 MIN 40 SEC

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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND 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.

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND INSERTION

NOTICE OF APPLICATION
FOR TAX DEED

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

Folio No.: 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

SECOND 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,

SECOND 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:
MANUELA A. MANSO
Deceased.

The administration of the estate of MANUELA 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,

SECOND 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 25-02567H

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

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.

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

SECOND 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. <div>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</div>

SECOND INSERTION
NOTICE OF PUBLIC SALE The following personal property of Mariano Vazquez, Luz Vazquez, Miguel A. Hernandez, and Magdalena 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

FOURTH 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 rep-

resentation 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
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SECOND 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

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 29-2024-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: MRSservice@mccalla.com Fla. Bar No.: 146803 24-09018FL Aug. 29; Sep. 5, 2025 25-02615H

FOURTH 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, Benjamin 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 at-

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-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

torney, 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

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-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 Hill-sborough 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 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

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-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.

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
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SECOND INSERTION
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

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

ACTIONS / SALES

THIRD INSERTION	
<p>Notice of Action IN THE CIRCUIT COURT, OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>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.</p> <p>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:</p> <p>PARCEL 1 BEGINNING AT A POINT 820 FEET WEST OF THE SOUTH-EAST CORNER OF THE SW ¼ OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE NORTH 978 FEET FOR A POINT OF BEGINNING; THENCE RUN 60 FEET; THENCE EAST 225 FEET; THENCE SOUTH 60 FEET; THENCE WEST 225 FEET TO A POINT OF BEGINNING, LESS THE WEST 25 FEET THEREOF FOR ROAD PURPOSES.</p> <p>PARCEL 2 BEGINNING AT A POINT 820 FEET WEST OF THE SOUTH-EAST CORNER OF THE SW ¼</p>	<p>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.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and seal of this Court on the 15 day of 8, 2025</p> <p>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</p> <p>STUART GLENN, ESQ Aug. 22, 29; Sep. 5, 12, 2025</p> <p>25-02467H</p>

THIRD INSERTION	
<p>NOTICE OF ACTION – CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-006234 Division: J In re: The Dissolution of ALAFIA LAND COMPANY, a dissolved Florida corporation INNOVATIVE LAND MANAGEMENT, LLC, a Delaware limited liability company, Petitioner, v. ALAFIA LAND COMPANY, a dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees, or any other party claiming by, through, under, or against Alafia Land Company; and any and all Unknown Parties claiming by, through, under, or against James F. Taylor, Jr., John M. Allison, M.G. Gibbons, Jr., and Joseph W. Castello, Jr. who are known to be dead or are not known to be dead or alive, whether said Unknown Parties may claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, Respondents. TO: ALAFIA LAND COMPANY, A DISSOLVED FLORIDA CORPORATION, AND ANY AND ALL UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST ALAFIA LAND COMPANY; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JAMES F. TAYLOR, JR., JOHN M. ALLISON, M.G. GIBBONS, JR., AND JOSEPH W. CASTELLO, JR. WHO ARE KNOWN TO BE DEAD OR ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, AND ALL OTHERS WHOM IT MAY CONCERN:</p> <p>YOU ARE NOTIFIED that an action has been filed against you seeking to appoint a successor trustee of the dissolved corporation, Alafia Land Company, to convey certain real property described below:</p> <p>All of the roads or streets portrayed on the plat of SOUTH TAMPA recorded in Plat Book 6, page 3, public records of Hillsborough County, Florida, lying within, between, and adjacent to the areas identified as follows, all of which are in TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA: Section 10:</p>	<p>Lots 7 and 10 in NE 1/4 Lots 6 and 7 in the NE 1/4 East 1/2 of Lot 6 and East 1/2 of Lot 11 in the NE 1/4 Lots 10 and 11 in the NE 1/4 Lots 14 and 15 in the NE 1/4 Lot 2 in the SE 1/4 and Lot 15 in the NE 1/4 Lots 7 and 10 in the SE 1/4,</p> <p>and that you are required to serve a copy of your written defenses, if any, to it on JOHN N. MURATIDES, the petitioner's attorney, whose email address is JMuratides@stearnsweaver.com and address is Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800, within thirty (30) days after the first publication of this Notice of Action – Constructive Service, and file the original with the clerk of this Court at 419 Pierce St., Rm #125, Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601, either before service on the petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. You may file a Notice of Current Address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.</p> <p>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED 8/18/2025.</p> <p>Victor D. Crist Clerk of the Circuit Court and Comptroller, Hillsborough County, Florida (SEAL) By: Isha Tirado-Baker Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>JOHN N. MURATIDES, the petitioner's attorney, JMuratides@stearnsweaver.com Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800 #13976071 v1 Aug. 22, 29; Sep. 5, 12, 2025</p> <p>25-02482H</p>

SECOND INSERTION	
<p>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 THE SUBJECT MATTER OF THIS ACTION BY AND THROUGH OR UNDER OR AGAINST THE NAMED DEFENDANTS HEREIN; UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, IF ANY, Defendant(s). TO: JOAN WRIGHT a/k/a JOAN MARY WRIGHT at 16119 Copeland Farms Road, Odessa, FL 33556-3281 as last known address.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose on real and personal property located at in Hillsborough County, Florida:</p> <p>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 TO A 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;</p>	<p>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.</p> <p>With a street address of: 18324 Jorene Road, Odessa, FL 33556.</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>Dated: 8/20/2025</p> <p>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</p> <p>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</p>

SECOND INSERTION	
<p>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.realeforeclose.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</p>	<p>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.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</p> <p>DATED August 19, 2025.</p> <p>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</p>

SECOND INSERTION	
<p>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.realeforeclose.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</p>	<p>ED IN PLAT BOOK 109, PAGE 78 THROUGH 84 OF PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 8442 WHITE POPLAR DR, RIVERVIEW, FL 33578</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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.</p> <p>Dated this 30th day of June 2025.</p> <p>/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</p>

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 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.realeforeclose.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</p>	<p>IN PLAT BOOK 37, ON PAGE 100 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 401 BLUEBERY LANE, BRANDON, FL 33510</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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.</p> <p>Dated this 20th day of August 2025.</p> <p>/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</p>

SECOND INSERTION	
<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>	<p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 29, 2025.</p> <p>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</p>

--- ACTIONS / SALES ---

SECOND 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 DEFEN-
DANT IS DECEASED, THE PERSON-
AL REPRESENTATIVES, THE SUR-
VIVING SPOUSE, HEIRS, DEVISEES,
GRANTEES, CREDITORS, AND ALL
OTHER PARTIES CLAIMING, BY,
THROUGH, UNDER OR AGAINST
THAT DEFENDANT, AND ALL
CLAIMANTS, PERSONS OR PAR-

TIES, 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 fol-
lowing 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 COUN-
TY, 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 Hill-
sboro Boulevard, Suite 400, Deer-
field 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 dis-
ability who needs an accommodation in
order to participate in a court proceed-
ing or other court service, program, or
activity, you are entitled, at no cost to
you, to the provision of certain assis-

stance. Requests for accommodations
may be presented on this form, in an-
other 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 prefer-
ably at least seven (7) days before your
scheduled court appearance or other
court activity.
Upon request by a qualified indivi-
dual with a disability, this document
will be made available in an alternate
format. If you need assistance in com-
pleting this form due to your disability,
or to request this document in an alter-
nate 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

SECOND 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 Foreclo-
sure or order, to wit:

LOT 6, IN BLOCK 12, CHERRY
CREEK, UNIT NO. 3, AS PER
MAP OR PLAT THEREOF RE-
CORDED IN PLAT BOOK 46,
PAGE 1, OF THE PUBLIC RE-
CORDS 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 DISABIL-
ITY ACT: IF YOU ARE A PERSON
WITH A DISABILITY WHO NEEDS
AN ACCOMMODATION IN ORDER
TO ACCESS COURT FACILITIES OR
PARTICIPATE IN A COURT PRO-
CEEDING, YOU ARE ENTITLED, AT
NO COST TO YOU, TO THE PROVI-
SION OF CERTAIN ASSISTANCE.
TO REQUEST SUCH AN ACCOM-
MODATION, PLEASE CONTACT
THE ADMINISTRATIVE OFFICE OF
THE COURT AS FAR IN ADVANCE
AS POSSIBLE, BUT PREFERABLY
AT LEAST (7) DAYS BEFORE YOUR
SCHEDULED COURT APPEAR-
ANCE OR OTHER COURT ACTIV-
ITY 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 QUES-
TIONS. 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 IM-
PAIRED: 1-800-955-8771; VOICE IM-
PAIRED: 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

**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, SUMMER-
FIELD VILLAGE 1, TRACT 21,

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45**
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA

CASE NO.: 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 Hillsbor-
ough 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 COMPAN-
Y LLC; UNKNOWN TENANT #1
N/K/A EDDY INGRAM; ANY AND
ALL UNKNOWN PARTIES CLAIM-
ING BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER

UNIT 2, PHASE 1 AND PHASE
2, ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 83,
PAGE 83, PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.
Property Address: 12003 PEN-
NFIELD 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 Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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

SECOND INSERTION

SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUS-
ES, HEIRS, DEVISEES, GRANT-
EES, 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 prop-
erty as set forth in said Final Judgment,
to wit:

LOT 4, LESS THE SOUTH
100.62 FEET, OSBORNE AV-
ENUE SUBDIVISION, ACCORD-
ING 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 DISABILI-
TIES ACT: If you are a person with a
disability who needs any accommo-
dation in order to participate in this
proceeding, you are entitled, at no cost
to you, to the provision of certain as-
sistance. Please contact the ADA Co-
ordinator, Hillsborough County Court-
house, 800 E. Twiggs St., Room 604,
Tampa, Florida 33602, (813) 272-7040,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated this 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

SECOND 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 Judi-
cial Circuit in and for Hillsborough
County, Florida, wherein Earl Title-
baum 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 bid-
der 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 PUB-

LIC RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA.
IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A
RIGHT TO FUNDS REMAIN-
ING 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 UN-
CLAIMED. 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 Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 25-CA-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 follow-
ing 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 HILLSBOR-
OUGH 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 de-
manded in the Complaint.

AMERICANS WITH DISABILITY
ACT If you are a person with a dis-
ability who needs an accommodation
in order to access court facilities or
participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. To re-
quest 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 Ac-
commodations 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 Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing 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

SECOND INSERTION	
<p>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</p> <p>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</p>	<p>Unknown Party in Possession 2 404 North Oakwood Avenue Brandon FL 33510</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:</p> <p>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.</p> <p>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</p>

SECOND INSERTION
<p>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)</p> <p>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:</p> <p>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.</p> <p>More commonly known as: 1910 E. Emma St., Tampa, FL. 33610 ("Property").</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031.</p> <p>** Notice to all prospective third party purchasers, this property is being sold subject to a superior mortgage and any modification thereof recorded in</p>

SECOND INSERTION
<p>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.</p> <p>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</p>

<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

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

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

SECOND INSERTION
<p>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</p> <p>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.</p> <p>TO: KATRINA LEE BAILEY</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>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.</p> <p>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 publica-</p>

tion 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 FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org

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

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-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).</p> <p>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:</p> <p>LOT 19, BLOCK 7, WYNN-MERE WEST PHASE 2 AND</p>

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: flrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 02300044-JMV

Aug. 29; Sep. 5, 2025 25-02593H

SECOND INSERTION
<p>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).</p> <p>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</p> <p>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.</p> <p>YOU ARE HEREBY NOTIFIED that</p>

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 NORTH-EAST 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 FCO1 RFT

Aug. 29; Sep. 5, 2025 25-02592H

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-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).</p> <p>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,</p>

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

--- ESTATE ---

SECOND 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:
jrivers@hnh-law.com
Aug. 29; Sept. 5, 2025 25-02579H

SECOND 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; Sept. 5, 2025 25-02604H

SECOND 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; Sept. 5, 2025 25-02581H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002690
IN RE: ESTATE OF
JOSEFINA FARIAS 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; Sept. 5, 2025 25-02571H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-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; Sept. 5, 2025 25-02596H

SECOND 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; Sept. 5, 2025 25-02566H

SECOND 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 sur-

living 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; Sept. 5, 2025 25-02587H

SECOND 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; Sept. 5, 2025 25-02589H

SECOND 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; Sept. 5, 2025 25-02590H