Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

The Board of Supervisors (the "Board") of the Fishhawk Community Development District IV (the "District") will hold its regular meetings for Fiscal Year 2025/2026 at 10:00 AM at the Lake House at FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547 on the following dates:

October 2, 2025
November 6,2025
December 4, 2025
January 8, 2026
February 5, 2026
March 5, 2026
April 2,2026
May 7, 2026
June 4, 2026
July 9, 2026
August 6, 2026
September 3, 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. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company Inc., located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, (813) 994-1001, during normal business hours, or on the District website, www.fishhawkcdd4.org.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. 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.

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

Ruben Durand, District Manager
September 12, 2025 25-02719H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
WYNNMERE WEST COMMUNITY DEVELOPMENT DISTRICT
FOR THE FISCAL YEAR 2026

The Board of Supervisors of the Wynnmere West Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 7:00 p.m.** on the 2nd Wednesday of each month unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 334-4844 at least 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 Office.

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

Richard McGrath, District Manager
September 12, 2025 25-02747H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Cypress Ambulatory Surgery Center, LLC, 511 W Bay Street Ste 400, Tampa, FL 33606, desiring to engage in business under the fictitious name of Cypress Tampa Division, 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 12, 2025 25-02711H

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Cypress Ambulatory Surgery Center, LLC, 511 W Bay Street Ste 400, Tampa, FL 33606, desiring to engage in business under the fictitious name of Cypress Orlando Division, 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 12, 2025 25-02710H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that the undersigned intend(s) to register the fictitious name of PRIMEGROUP INSURANCE {Business Name as provided by Section 865.09 Florida Statutes} Name(s) of Owner(s) or Director(s): THE HILB GROUP OF FLORIDA, LLC 6802 PARAGON PLACE, STE. 200 RICHMOND, VA 23230

September 12, 2025 25-02731H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that the undersigned intend(s) to register the fictitious name of PRIMEGROUP INSURANCE SERVICES {Business Name as provided by Section 865.09 Florida Statutes} Name(s) of Owner(s) or Director(s): THE HILB GROUP OF FLORIDA, LLC 6802 PARAGON PLACE, STE. 200 RICHMOND, VA 23230

September 12, 2025 25-02730H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that Fiscal Year 2025-2026, regular meetings of the Board of Supervisors of the Lynwood Community Development District are scheduled to be held at 11:00 a.m. at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Road Suite 2745, Riverview, Florida 33578 on the following dates:

October 10, 2025
November 14, 2025
December 12, 2025
January 9, 2026
February 13, 2026
March 13, 2026
April 10, 2026
May 8, 2026
June 12, 2026
July 10, 2026
August 14, 2026
September 11, 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. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings because of a disability or impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001, at least 2 business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, for aid in contacting the District.

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

Lynwood Community Development District
Sean Craft, District Manager
September 12, 2025 25-02692H

FIRST INSERTION

NOTICE OF WORKSHOP FOR
LYNWOOD COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Workshops of the Board of Supervisors of the Lynwood Community Development District shall be held at **6:00 p.m. at the Lynwood Clubhouse, 4911 White Chicory Drive, Apollo Beach, Florida 33572.** The workshop dates are as follows:

October 6, 2025
November 10, 2025
December 8, 2025
January 5, 2026
February 9, 2026
March 9, 2026
April 6, 2026
May 4, 2026
June 8, 2026
July 6, 2026
August 10, 2026
September 7, 2026

The workshops will be open to the public, involve discussion on upcoming regular meeting agenda topics and will be conducted in accordance with the provisions of Florida Law for community development districts. Any workshop may be continued with no additional notice to a date, time and place to be specified on the record at a workshop. A copy of the agenda for the workshops listed above may be obtained from Rizzetta & Company, 3434 Coldwell Avenue, Suite 200, Tampa, Florida 33614, at (813) 994-1001, one week prior to the workshop.

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 a workshop because of a disability or physical impairment should contact Rizzetta & Company at (813) 994-1001. 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 workshop.

Rizzetta & Company, District Management
September 12, 2025 25-02693H

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 NORA PHARMACY located at 7926 W HILLSBOROUGH AVE STE E in the City of TAMPA, Hillsborough County, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of September, 2025.

WALID OSMAN
September 12, 2025 25-02714H

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 FOWCON RESTORATION located at 13301 W HILLSBOROUGH AVE STE 101 in the City of TAMPA, Hillsborough County, FL 33635 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of September, 2025.

FOWCON INC
September 12, 2025 25-02720H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
VILLAGES OF BLOOMINGDALE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026

The Board of Supervisors of the Villages of Bloomingdale Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Villages of Bloomingdale Clubhouse, 6301 Valleydale Drive, Riverview, FL 33578 at 9:00 a.m.** on the 3rd Tuesday of each month unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 334-4844 at least 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 Office.

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

Jason Greenwood, District Manager
September 12, 2025 25-02748H

FIRST INSERTION

NOTICE OF MEETINGS
PARK CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Park Creek Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Fairfield Inn & Suites, 10743 Big Bend Road, Riverview, FL 33579 at 6:00 p.m.** on the 2nd Thursday of each month unless otherwise indicated as follows:

October 2, 2025* (1st Thursday)
November 13, 2025
January 8, 2026
March 12, 2026
April 9, 2026
May 14, 2026
July 9, 2026
August 13, 2026
September 10, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 334-4844 at least 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 Office.

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

Jason Greenwood, District Manager
September 12, 2025 25-02749H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 4 Ever Young New Tampa located at 33012 Kateland Dr, in the County of Hillsborough, in the City of Wesley Chapel, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 03rd day of September, 2025.

M4 WC HOLDINGS GROUP LLC
September 12, 2025 25-02715H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of F3 Custom Homes located at 4624 W Pearl Ave, in the County of Hillsborough, in the City of Tampa, Florida 33611 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 08th day of September, 2025.

FETTERMAN FRAME AND FINISH LLC
September 12, 2025 25-02760H

Q&A

What is a public notice?

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

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

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--- PUBLIC SALES ---

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
BELMONT COMMUNITY DEVELOPMENT DISTRICT
FOR THE FISCAL YEAR 2025-2026

The Board of Supervisors of the Belmont Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 10:00 a.m.** on the 3rd Wednesday of each month unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 334-4844 at least 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 Office.

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

Jason Greenwood, District Manager
September 12, 2025 25-02752H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
FOR THE FISCAL YEAR 2025-2026

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 Tampa Palms Community Development District shall be held at 6:00 p.m. at Compton Park located at 16101 Compton Drive, Tampa, Florida 33647. The meeting dates are as follows:

Wednesday, October 8, 2025
Wednesday, November 12, 2025
Wednesday, January 14, 2026
Wednesday, February 11, 2026
Wednesday, March 11, 2026
Wednesday, April 8, 2026
Wednesday, May 13, 2026
Wednesday, June 10, 2026
Wednesday, July 8, 2026
Wednesday, August 12, 2026
Wednesday, September 9, 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 Anchor Stone Management, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 at (407) 698-5350, one week prior to the meeting.

There may be occasions when one or more Supervisors or staff 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 Anchor Stone Management at (407) 698-5350. 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.

Patricia Thibault, District Manager
Anchor Stone Management
September 12, 2025 25-02785H

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 Sol Endo located at 10404 Applecross Lane in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of September, 2025.

Larisa Kushnir
September 12, 2025 25-02716H

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 TGH Burn and Wound located at 5 Tampa General Circle, Suite 440, in the County of Hillsborough in the City of Tampa, Florida 33606 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Hillsborough, Florida, this 9th day of September, 2025.

Florida Health Sciences Center, Inc.
John Couris, President :&
Chief Executive Officer
September 12, 2025 25-02766H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Philip J Hilinski / DALE MAYBR POST 139 INC will engage in business under the fictitious name AMERICAN LEGION POST 139, with a physical address 3818 W Bay Vista Ave Tampa, FL 33611, with a mailing address 3818 W Bay Vista Ave Tampa, FL 33611, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 12, 2025 25-02774H

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 SUN CITY CENTER PLUMBING SERVICES 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 8th day of September, 2025.

CROFTON'S PLUMBING & DRAIN SOLUTIONS, INC.
APRIL DELIGHT KERBOW
September 12, 2025 25-02776H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
FOREST BROOKE COMMUNITY DEVELOPMENT DISTRICT
FOR THE FISCAL YEAR 2025-2026

The Board of Supervisors of the Forest Brooke Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598 at 6:30 p.m. on the 3rd Wednesday** of each month unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 334-4844 at least 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 Office.

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

Jason Greenwood, District Manager
September 12, 2025 25-02750H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
BAHIA LAKES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bahia Lakes Community Development District will hold their regular meetings for the for Fiscal Year 2025/2026 at 6:00 p.m. at the Firehouse Cultural Center located at 101 1st Avenue NE, Ruskin, Florida 33570 on the following dates:

October 6, 2025
*Changed due to Columbus Day
December 8, 2025
February 9, 2026
April 13, 2026
June 8, 2026
August 10, 2026

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

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) 933-5571, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Bahia Lakes Community Development District
Ruben Durand, District Manager
September 12, 2025 25-02771H

FIRST INSERTION

Notice of Meetings
Fiscal Year 2025/2026
Hidden Creek 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 Hidden Creek 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 12, 2025 25-02784H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
BALLENTRAE HILLSBOROUGH COMMUNITY
DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Ballentrae Hillsborough Community Development District will hold their regular meetings for **Fiscal Year 2025-2026 at the 6:00 pm at the Ballentrae Clubhouse, 11864 Thicket Wood Drive, Riverview, Florida 33579** on the 1st Monday of each month unless otherwise indicated as follows:

November 3, 2025
January 5, 2026
March 2, 2026
April 6, 2026
May 4, 2026
July 6, 2026
September 8, 2026* (2nd Tuesday)

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 334-4844 at least 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 Office.

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

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
September 12, 2025 25-02753H

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
CREEK PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE FISCAL YEAR 2025-2026

The Board of Supervisors of the Creek Preserve Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Creek Preserve Clubhouse, 16702 Kingman Reef Street, Wimauma, FL 33598 at 6:00 p.m.** on the 2nd Monday of each month unless otherwise indicated as follows:

October 22, 2025 *(4th Wednesday)
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 are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to 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 Office at (813) 334-4844 at least 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 Office.

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

Richard McGrath, District Manager
September 12, 2025 25-02751H

FIRST INSERTION

NOTICE OF MEETINGS
RIVERBEND COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Riverbend Community Development District** will hold their meetings for **Fiscal Year 2026 at 6:00 p.m. at Riverbend Amenity Center, 2502 Dakota Rock Drive, Ruskin, FL 33570 on the second Thursday of each month as follows:**

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Amanda Ferguson
Governmental Management Services – Tampa
September 12, 2025 25-02770H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harbor Bay Community Development District will hold their meetings for Fiscal Year 2025-2026 on the third Thursday of every month at 6:00 p.m. at the Mirabay Clubhouse Lagoon Room located at 107 Manns Harbor Drive, Apollo Beach, FL 33572 unless otherwise indicated as follows:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 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. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 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 meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Lynn Hayes, District Manager
September 12, 2025 25-02786H

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 EXTENDED STAY AMERICA SELECT STE located at 5401 Beaumont Ctr. Blvd. East in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of August, 2025.
ESA C2 P PORTFOLIO OPERATING LESSEE LLC
September 12, 2025 25-02736H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Tampa, phone (813) 750-0354, located at 1108 Skipper Rd , Tampa, FL, 33613 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Monday September 29 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

R0011 - Rachel Danyal Farrow, Misc. Items
C0002 - Orisbel Espinosa Vargas, Misc. Items
J0018 - James Robert Flournoy, Misc. Items
C0014 - Edyd Berrios, Misc. Items
N0002 - Armando Cepero Franch, Misc. Items
I0019 - Shamika Raheem Haynes, Misc. Items
K0003 - Kentrelle Dewaun Hatcher, Misc. Items

September 12, 19, 2025 25-02701H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Healer's Hand Candle Company located at 400 N Tampa St Ste. 1550, in the County of Hillsborough, in the City of Tampa, Florida 33602 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 08th day of September, 2025.
THE HEALERS HAND CANDLE COMPANY LLC
September 12, 2025 25-02759H

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 Balance Bodyworx located at 12214 Stonelake Ranch Boulevard in the City of Thonotosassa, Hillsborough County, FL 33592 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of September, 2025.
Joshua Adam Freedman
September 12, 2025 25-02721H

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that US Storage Centers - Tampa - Hillsborough, phone (813) 845-0838, located at 2119 W Hillsborough Ave , Tampa, FL, 33603 will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). Units will be sold via online auction, at www.StorageTreasures.com. Auction will close on or after Monday September 29, 2025 at 10:00 am. The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

D102 - Khalid Yazid, Misc. Items
1023 - David Glover, Misc. Items
D504 - Felix Valerio Jimenes, Misc. Items
B116 - Jaime Nieves, Misc. Items
D100 - Alberto Cordero, Misc. Items
2055 - Louis Llovio, Misc. Items
3091 - Antwaun Gould, Misc. Items
B114 - Labryan Zeigler, Misc. Items
3193 - Alba Santos, Misc. Items

September 12, 19, 2025 25-02700H

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 October 3rd 2025 @ 10:00 AM at each individual repair facility.

40905 2006 Cadillac VIN#: 1G6KD57Y26U218368 Repair Facility: Ed Morse Cadillac 101 E Fletcher Ave Tampa 813-968-8222 Lien Amt $8,347.78

September 12, 2025 25-02706H

FIRST INSERTION

Public Notice

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 917876 from Lurandan Capital, LLC, East of Shaw Road in Tampa, FL. Application received May 13, 2025. Proposed activity: Construction of a 8-lot subdivision on a 5.87-acre property. Project name: Enclave on Shaw. Project size: 5.87 Acres. Location: Section(s) 06 Township 28, Range 18, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No]. The application is available for public inspection Monday through Friday at Tampa Service Office, 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, Regulatory Support Bureau, 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 12, 2025 25-02791H

FIRST INSERTION

Notice of Meetings
Fiscal Year 2025/2026
Grand Hampton 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 Grand Hampton Community Development District shall be held at **3:00 p.m. at the Grand Hampton Clubhouse, 8301 Dunham Station Drive, Tampa, FL 33647.** The meeting dates are as follows:

October 2, 2025
November 6, 2025
December 4, 2025
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 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 Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614 at (813) 933-5571, 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 the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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.

Darryl Adams, District Manager
September 12, 2025 25-02694H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Azzarelli Design + Renovate located at 2822 W Parkland Blvd, in the County of Hillsborough, in the City of Tampa, Florida 33609 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 08th day of September, 2025.
AZZARELLI DESIGN BUILD LLC
September 12, 2025 25-02761H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for NYY Pedestrian Overpass Bridge Repainting.

BID #24-25
NYY Pedestrian Overpass Bridge Repainting

MANDATORY PRE-BID CONFERENCE
Tuesday, September 16, 2025 at 2:00pm
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Tuesday, September 23, 2025
not later than 12-Noon

Bid packages will be available for distribution on Monday, September 8, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 8th Day of September 2025.
/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
September 12, 2025 25-02755H

FIRST INSERTION

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for an Irrigation Contractor to perform irrigation work at Raymond James Stadium.

BID #24-24
Annual Landscape Irrigation Service/ Maintenance, Raymond James Stadium

MANDATORY PRE-BID CONFERENCE
Tuesday, September 16, 2025 at 10am
(Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Tuesday, September 23, 2025
not later than 12 noon

Bid packages will be available for distribution on Friday, September 5, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 4th Day of September 2025.
/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
September 12, 2025 25-02741H

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 PARADISE PET SALON located at 10614 RIVERVIEW DRIVE 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 8th day of September, 2025.
JOREBE LLC
CORRADO FORNENGO
September 12, 2025 25-02775H

FIRST INSERTION

NOTICE OF PUBLIC SALE

East Bay Marine Services LLC DBA Inter Bay Moorings LLC gives notice & intent to sell, the following vessel for non-payment of storage fees by FL Statute 328.17 by Javier Perez and Antonio Guerra at 6210 Ohio Ave Dock D7, Gibsonton, FL 33534 on 09/30/2025 at 8:30 AM. Said company reserves the right to accept or reject any and all bids.

2003 SER HIN#SERF9362I203
USCG OFFICIAL #1140159

September 12, 19, 2025 25-02781H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Tallahassee Orthopedic Clinic III, P.L., 5315 Avion Park Dr., Ste 100, Tampa, FL 33607, desiring to engage in business under the fictitious name of Orlando Hand Surgery Associates, 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 12, 2025 25-02735H

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 Caite & Kyla located at 4899 W Waters Ave in the City of Tampa, Hillsborough County, FL 33634 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of July, 2025.
KMENS WELLSPRING INC
September 12, 2025 25-02756H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Tampa Bay Auto Experts, INC (757) 768-1704 gives Notice of Foreclosure of Lien and intent to sell these vehicles on 10/18/2025 08:30 AM at 5715 W LINEBAUGH AVE , TAMPA, FL 33624 pursuant to subsection713.78 of the Florida Statutes.

2T1BURHE4HC921611
2017 TOYOT COROLLA
JTJBT20XX70136765
2007 LEXS GX 470
1FM5K8D83FGB17601
2015 FORD EXPLORER XLT
3CZRU5H55GM724003
2016 HONDA HR-V EX
KNDJP3A58E7009975
2014 KIA SOL
3VWD17AJ7FM309823
2015 VOLK JET
JTDKARFU3G3501011
2016 TOYT PRIUS
JTMDF4DV0B5049458
2011 TOYOT RAV4 LTD
KM8SR4HF2HU175381
2017 HYUN SFE
5J6RE4H74BL095255
2011 HONDA CR-V

September 12, 2025 25-02792H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002493
IN RE: ESTATE OF DONALD GENE DURDEN, Deceased.

The administration of the estate of DONALD GENE DURDEN, deceased, whose date of death was June 9, 2025, and whose social security number is xxx-xx-1707, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 12, 2025.

Personal Representative:
Erica Durden
17816 Newcastle Field Drive
Lutz, FL 33559
Attorney for Personal Representative:
Jaimon H. Perry, Esq.
Attorney for Erica Durden
Florida Bar Number: 0514020
THE PERRY LAW GROUP LLC
5401 South Kirkman Road, Suite 310
Orlando, FL 32819
Telephone: (407) 323-2121
Fax: (321) 249-0587
E-Mail: jperry@perrylawfla.com
September 12, 19, 2025 25-02704H

FIRST INSERTION

Notice of Fiscal Year 2026 Meetings
Touchstone Community Development District

The Board of Supervisors of the Touchstone Community Development District will hold the meetings for Fiscal Year 2026 at the Touchstone Clubhouse, 4205 Wild Senna Boulevard Tampa, Florida 33619 on the second Tuesday of every month at 8:00 a.m. as follows:

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

*A workshop will immediately follow the October 14, 2025 and November 11, 2025 meetings.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure 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 meetings.

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

Christina Newsome, Manager
September 12, 2025 25-02794H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_v8

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003013
IN RE: ESTATE OF FRANCES JONES SHOUP, aka FRANCES ANN SHOUP aka FRANCES J. SHOUP Deceased.

The administration of the estate of FRANCES JONES SHOUP, also known as FRANCES ANN SHOUP, also known as FRANCES J. SHOUP, deceased, whose date of death was June 14, 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: September 12, 2025.

MARY CAROLYN GRIFFIN
Personal Representative
1804 Allegheny Drive
Sun City Center, FL 33573
James P. Hines, Jr., Esq.
Attorney for Personal Representative
Florida Bar No. 61492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email:
rhartt@hnh-law.com
September 12, 19, 2025 25-02746H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002957
IN RE: ESTATE OF THOMAS C. LAKE, III, Deceased.

The administration of the estate of THOMAS C. LAKE, III, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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: September 12, 2025.

MICHAEL LAKE
Personal Representative
4319 Harney Court
New Port Richey, FL 34655
KREIG LAKE
Personal Representative
4319 Harney Court
New Port Richey, FL 34655
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
September 12, 19, 2025 25-02724H

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002948
Division A
IN RE: ESTATE OF CONNIE EARLE VINCENT, aka CONNIE E. VINCENT 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 CONNIE EARLE VINCENT, also known as CONNIE E. VINCENT, deceased, File Number 25-CP-002948; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was June 2, 2025; that the total value of the estate is less than $75,000, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Beneficiaries:
MASON VINCENT AND SCOTT EDDY, AS CO-TRUSTEES OF THE VINCENT FAMILY LIVING TRUST DATED JANUARY 14, 2021
75 Blackwood Drive #7384
Star Valley Ranch, WY 83127
18619 Silent Falls Cv
Davidson, NC 28036

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 12, 2025.

Person Giving Notice:
SCOTT EDDY
18619 Silent Falls Cv
Davidson, NC 28036
Attorney for Person Giving Notice:
JAMES S. EGGERT
Attorney for Petitioners
Email: jim@eggfitz.com
Secondary Email: leslie@eggfitz.com
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
September 12, 19, 2025 25-02739H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002364
IN RE: ESTATE OF FRANCES E. MCARTHUR a/k/a FRANCES EVETT MCARTHUR, 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 FRANCES E. MCARTHUR a/k/a FRANCES EVETT MCARTHUR, deceased, File Number 25-CP-002364; 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 April 20, 2025; that the total value of the estate is Charles Schwab Account Number 4548-6268 $5,737.29 +/-, Victory Funds Account Number 030-30901080482 $3,250.64+/-, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Creditors: NONE
Beneficiaries: Address
RONALD MCARTHUR
2127 Acadia Greens Drive
Sun City Center, FL 33573

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 12, 2025.

Person Giving Notice:
RONALD MCARTHUR
2127 Acadia Greens Drive
Sun City Center, FL 33573
Attorneys for Person Giving Notice:
JAMES P. HINES, JR.
Florida Bar No. 061492
RYNE E. HARTT
Florida Bar No. 1011330
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
September 12, 19, 2025 25-02764H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002769
IN RE: ESTATE OF CAROL PISCIOTTA 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 DATH.

The case number and decedent's name are: CAROL PISCIOTTA, File Number 2025-CP-002769.

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

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

Date of death of the decedent is: 06/25/2025.

The date of first publication of this notice is: September 12, 2025.

The second week of publication is: September 19, 2025.

Personal Representative(s):
David Pisciotta.
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
September 12, 19, 2025 25-02696H

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002998
Division B
IN RE: ESTATE OF ELMER BRUCE TAYLOR, III a/k/a E. BRUCE TAYLOR, III, 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 ELMER BRUCE TAYLOR, III a/k/a E. BRUCE TAYLOR, III, deceased, File Number 25-CP-002998; 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 January 1, 2024; that the total value of the estate is exempt protected homestead real property and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
BETTY LOU TAYLOR
2008 Maydell Drive
Tampa, FL 33619

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 12, 2025

Person Giving Notice:
BETTY LOU TAYLOR
2008 Maydell Drive
Tampa, FL 33619
Attorney for Person Giving Notice:
JAMES P. HINES, JR.
Attorney for Petitioners
Email: jhinesjr@hnh-law.com
Secondary Email:
mgreco@hnh-law.com
Florida Bar No. 061492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave.
Tampa, FL 33606
Telephone: 813-251-8659
September 12, 19, 2025 25-02738H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001837
IN RE: ESTATE OF JENNIFER E. HOUSE, Deceased.

The administration of the Estate of JENNIFER E. HOUSE, Deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: 800 East 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 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 September 12, 2025.

Personal Representative:
SKYLER DROBERG
1029 Waterdale Court
Lutz, FL 33559
Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
September 12, 19, 2025 25-02705H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002924
IN RE: ESTATE OF JUDITH E. STRANGE, ALSO KNOWN AS JUDITH ELAINE STRANGE AND JUDY ELAINE STRANGE Deceased.

The administration of the estate of JUDITH E. STRANGE, also known as JUDITH ELAINE STRANGE and JUDY ELAINE STRANGE, deceased, whose date of death was July 6, 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, 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 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 12, 2025.

Personal Representative:
TONY L. STRANGE, SR
1714 W. COMANCHE AVENUE
TAMPA, Florida 33603
Attorney for Personal Representative:
MATTHEW M. JONES, Attorney
Florida Bar Number: 11244
500 N. Westshore Blvd, Suite 920
Tampa, FL 33609
Telephone: (813) 856-5625
Fax: (813) 575-0255
E-Mail: matthew@mmjoneslaw.com
Secondary E-Mail:
kelly@mmjoneslaw.com
September 12, 19, 2025 25-02765H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 292025CP002617A001HC
Division A
IN RE: ESTATE OF LARRY H. WAGNER, Deceased.

The administration of the estate of LARRY H. WAGNER, deceased, whose date of death was February 4, 2025; File Number 292025CP002617A001HC, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 12, 2025.

Personal Representative
BEVERLY J. STEWART
10115 Belgrave Road
Tampa, Florida 33626
Personal Representative
DANIELLE WAGNER POST
14602 Mondavi Court
Tampa, Florida 33626
Attorney for Personal Representative,
Beverly J. Stewart
JAMIL G. DAOUD, ESQ.
Florida Bar No. 25862
Foley & Lardner LLP
100 N. Tampa Street, Suite 2700
Tampa, Florida 33602
Telephone: 813-229-2300
Email: jdaoud@foley.com
Attorney for Personal Representative,
Danielle Wagner Post
ADRIAN P. THOMAS, ESQ.
Florida Bar No. 981559
The Law Office of Adrian P. Thomas P.A.
Las Olas Square
515 East Las Olas Boulevard,
Suite 1050
Fort Lauderdale, Florida 33301
Telephone: 954-764-7273
Email: athomas@aptpa.com
September 12, 19, 2025 25-02726H

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002922
Division O
IN RE: ESTATE OF SHIRLEY A. TUCKER AKA SHIRLEY ANN TUCKER AKA SHIRLEY ANN SAPP TUCKER
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 SHIRLEY A. TUCKER AKA SHIRLEY ANN TUCKER AKA SHIRLEY ANN SAPP TUCKER, deceased, File Number 25-CP-002922, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601; that the decedent's date of death was July 28, 2025; that the total value of the estate is $50.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JANET ELAINE TUCKER ULMAN
2102 Saunders Road
Zephyrhills, FL 33540
DAVID LAMAR TUCKER, JR.
2102 Saunders Road
Zephyrhills, FL 33540

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 12, 2025.

Person Giving Notice:
JANET ELAINE TUCKER ULMAN
2102 Saunders Road
Zephyrhills, Florida 33540
Attorney for Person Giving Notice
JENNY SCAVINO SIEG, ESQ.
Attorney
Florida Bar Number: 0117285
SIEG & COLE, P.A.
2945 Defuniak Street
Trinity, Florida 34655
Telephone: (727) 842-2237
Fax: (727) 264-0610
E-Mail: jenny@siegcolelaw.com
Secondary E-Mail:
eservice@siegcolelaw.com
September 12, 19, 2025 25-02695H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001062
IN RE: ESTATE OF DEMETRIO PERFECTO MARTINEZ CABRERA,
Deceased.

The administration of the estate of DEMETRIO PERFECTO MARTINEZ CABRERA, Deceased, whose date of death was December 18, 2023, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 12, 2025.

ANDY MARTINEZ ARBOLAEZ,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
September 12, 19, 2025 25-02725H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002927
Division: B
IN RE: ESTATE OF BARBARA A. RIZZI,
Deceased.

The administration of the Estate of Barbara A. Rizzi, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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, 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 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 12, 2025.

Personal Representative:
Richard Terwilliger
3201 Arrowhead Road
Venice, Florida 34293
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
September 12, 19, 2025 25-02780H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-063711
WESTCHESTER MANOR CONDOMINIUM ASSOCIATION, INC.
Plaintiff, v.
NAFEES AHMAD, ZEENA AHMAD, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,
Defendants.

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

That certain parcel consisting of Unit 154, Building 20, as shown on the condominium plat of Westchester Manor, a condo according to condominium Plat Book 2, Page 68, and being further amended in condo Plat Book 2, Page 73, Public Records of Hillsborough County, Florida. Commonly referred to as: 410 E. Wimbledon Street, Unit 154, Apt B, Tampa, Florida 33604.

at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the 17th day of October, 2025.

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

DATED this 3rd day of September 2025.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 /(813) 286-0111 (FAX)
Attorneys for Plaintiff
September 12, 19, 2025 25-02707H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002973
IN RE: ESTATE OF CAROL S. FUNK
Deceased.

The administration of the estate of Carol S. Funk, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 12, 2025.

Personal Representative:
Brian B. Funk
922 South Golf View Street
Tampa, Florida 33629
Attorney for Personal Representative:
J. Knox Burns, IV
Florida Bar No. 1018499
CAUTHEN & BURNS, P.A.
215 North Joanna Avenue
Tavares, Florida 32778
Telephone: 352/343-2225
Fax: 352/343-7759
Email: jknoxburns@cflegal.com
September 12, 19, 2025 25-02789H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No: 24-CP-003814
IN RE: ESTATE OF ELIZABETH ANNA EDWARDS
Deceased.

The administration of the estate of ELIZABETH ANNA EDWARDS deceased, Case No: 24-CP-003814 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 12, 2025.

/s/ Richard Wyatt Jr.
RICHARD WYATT, JR.
Personal Representative
/s/Derek t. Matthews
DEREK T. MATTHEWS, ESQUIRE
Fla. Bar No: 1000992
David H. Page, Esquire
Fla. Bar No: 1049323
Kaitlyn N. Beasley, Esquire
Fla. Bar No.: 1044518
Matthews Law & Associates
1091 E Brandon Blvd.
Brandon, Florida 33511
813/588-5305
Email:
dmatthews@matthewslawpa.com
and denise@matthewslawpa.com
Attorneys for Petitioner
September 12, 19, 2025 25-02740H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-029814
DIV.: U
SOUTH CREEK NEIGHBORHOOD ASSOCIATION, INC,
Plaintiff, vs.
BITRAM E. JOHNSON JR., NIKI JOHNSON, UNKNOWN TENANT #1, UNKNOWN TENANT #2, AND ALL OTHER PERSONS IN POSSESSION OF THE SUBJECT REAL PROPERTY WHOSE NAMES ARE UNCERTAIN,
Defendants.

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

Lot 101, SOUTH CREEK PHASES 2A, 2B, AND 2C according to the map or plat thereof, as recorded in Plat Book 141, page 247, of the Public Records of Hillsborough County, Florida.

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

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

DATED this 3rd day of September 2025.

FRISCIA & ROSS, P.A.
Brenton J. Ross, Esquire
Florida Bar #12798
5550 W. Executive Drive, Suite 250
Tampa, Florida 33609
(813) 286-0888 /(813) 286-0111 (FAX)
Attorneys for Plaintiff
September 12, 19, 2025 25-02708H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023-CA-012504
GUARANTEED RATE, INC.,
Plaintiff, vs.
ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS, et al.,
Defendant(s),

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Consent Final Judgment of Foreclosure entered on July 29, 2025, in Case No. 2023-CA-012504 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein GUARANTEED RATE, INC, is Plaintiff, and ADRIAN I. CONTRERAS and JENNY JUDITH CONTRERAS are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 30th day of October, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 1, TIMS WAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE(S) 191 AND 192, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 6709 West Knights Griffin Road, Plant City, FL 33565 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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 in accordance with Florida Statutes, Section 45.031.

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 31st day of July 2025.

SOKOLOF REMTULLA, LLP
By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.,
Bar No: 73863
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
September 12, 19, 2025 25-02703H

FIRST INSERTION

NOTICE OF MEETINGS – FISCAL YEAR 2025
TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Tampa Palms Open Space and Transportation Community Development District will hold their meetings for Fiscal Year 2026 in the West Meadows Community Center, 8401 New Tampa Boulevard, Tampa, Florida, on the third Tuesday of the month **at 5:15 p.m.** as indicated below:

Meetings

October 21, 2025	**April 21, 2026 (Budget Presentation)**
November 18, 2025	**May 19, 2026 (Approving Proposed Budget)**
December 16, 2025	**June 16, 2026**
January 20, 2026	**July 21, 2026**
February 17, 2026	**August 18, 2026 (Adoption of Budget)**
March 17, 2026	**September 15, 2026**

The Board will also hold workshops to discuss various District matters during the year. The Workshops will also be held at the West Meadows Community Center, 8401 New Tampa Boulevard, Tampa, Florida, on the first Tuesday of the month **at 5:15 p.m.** as indicated below:

Workshops

October 7, 2025	**April 7, 2026**
November 4, 2025	**May 5, 2026**
December 2, 2025	**June 2, 2026**
January 6, 2026	**July 7, 2026**
February 3, 2026	**August 4, 2026**
March 3, 2026	**September 1, 2026**

Meetings and workshops may be continued to a date and time certain which will be announced at the meeting or workshop. There may be occasions when one or more Supervisors will participate via telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or via telephone communication.

Any person requiring special accommodations at the meetings and/or workshops because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meetings or workshops. 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 or workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega, District Manager
September 12, 2025 25-02795H

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• Simply email your notice to legal@businessobserverfl.com
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 29-2024-CA-005094
Division A
RESIDENTIAL FORECLOSURE
Section I
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff, vs.
ANTHONY CIMINO, UNKNOWN SPOUSE OF ANTHONY CIMINO, WALDEN LAKE COMMUNITY ASSOCIATION, INC., SUTTON WOODS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 28, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 2, IN BLOCK 2, WALDEN LAKE UNIT 23, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 23 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 3061 SUTTON WOODS DR, PLANT CITY, FL 33566; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on October 27, 2025 at 10:00 AM.

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

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

Dated: September 5, 2025
By: /s/ Laura E. Noyes
Laura E. Noyes
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
September 12, 19, 2025 25-02727H

FIRST INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CA-006442
THE BANK OF NEW YORK MELLON, FORMERLY KNOWN AS THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1,
Plaintiff v.
KEVIN S. KLADAKIS; ET AL.,
Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated July 10, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 17th day of October, 2025, at 10:00 A.M. to the highest and best bidder for cash, at https://www.hillsborough.realforeclose.com on the following described property:

THE WEST 30.5 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 54, MARYLAND MANOR 2ND UNIT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. RECORDED IN PLAT BOOK 14, PAGE 23.

Property Address: 4008 W. Sevilla Street, Tampa, FL 33629.

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

IMPORTANT

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Officer at (813) 276-8401 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: September 3, 2025
BITMAN, O'BRIEN, PLLC
/s/ Samantha Darrigo
Samantha Darrigo, Esquire
Florida Bar No.: 92331
sdarrigo@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
September 12, 19, 2025 25-02712H

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. 19-CA-008486
Freedom Mortgage Corporation,
Plaintiff, vs.
VIRGIL MOSLEY Jr., et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-008486 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and VIRGIL MOSLEY Jr.; THE SUMMIT AT FERN HILL COMMUNITY ASSOCIATION INC; Unknown Tenant whose name is fictitious to account for parties in possession 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 5th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 76, OF FERN HILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-30-30-20-A35-000000-00076.0

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

DATED this 3rd day of September 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01872
September 12, 19, 2025 25-02709H

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003064
IN RE: ESTATE OF RACHEL MARCELENA MARTINEZ,
Deceased.

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

You are notified that an Order of Summary Administration has been entered in the estate of RACHEL MARCELENA MARTINEZ, deceased, File Number . 25-CP-003064, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110 Tampa, FL 33601; that the decedent's date of death was February 13, 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
RIGOBERTO ANTHONY MARTINEZ III
17913 Pepper Tree Ln
Lutz, FL 33548
RHONDA L. DIAZ
11080 7th Street East
Treasure Island, FL 33706
RENA A. RODRIGUEZ (ALSO KNOWN AS RENA A. LEWIS)
17617 Archland Pass Road
Lutz, FL 33558
ROCHELLE M. SLIMACK (ALSO KNOWN AS ROCHELLE M. PARDO)
19211 Holly Lane
Lutz, FL 33548

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE. 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 12, 2025.

Ashley G. Friedrich, Esq.
Attorney for Person Giving Notice
FBN 1007955
Fogarty Mueller Harris, PLLC
501 E. Kennedy Blvd, Suite 1030
Tampa, FL 33602
Telephone: (813) 549-4490
Fax: (813) 441-8288
E-Mail: afriedrich@fmhlegal.com
Secondary E-Mails:
hannah@fmhlegal.com
September 12, 19, 2025 25-02790H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-011571
MIDFIRST BANK
Plaintiff, v.
ANDRIA NICOLE WALKER; CORDELL DONALD WALTON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; NORTHGATE PROPERTY OWNERS ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 19, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 19, BLOCK 1, NORTHGATE PHASE I, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 129, PAGES 87 THROUGH 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 7615 SUNSHINE BRIDGE AVE, GIBSONTON, FL 33534-5694

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on October 03, 2025 beginning at 10:00 AM.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 4 day of September 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000008813
September 12, 19, 2025 25-02754H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-44475
SOUTH FORK III COMMUNITY ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
ASHLEY NGEDEBUS COHNES, JOHNNY COHNES 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 46, 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: 11871 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 October 17, 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 4th day of September, 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
September 12, 19, 2025 25-02722H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-002409
DIVISION: D
ATLANTIC INDEMNITY ONE GROUP, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY,
Plaintiff, vs.
PALMETTO COVE COMMUNITY ASSOCIATION 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated April 15, 2025, and entered in Case No.: 25-CA-002409 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the property will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 28th day of October, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)

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

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

The above is to be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
September 12, 19, 2025 25-02723H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-006151
DIVISION: B
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY,
Plaintiff, vs.
GERARDO RAMIREZDANA; UNKNOWN SPOUSE OF GERARDO RAMIREZDANA; ELIZABETH M. RAMIREZDANA; UNKNOWN SPOUSE OF ELIZABETH M. RAMIREZDANA; WELLINGTON SOUTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.; GEORGIA'S OWN CREDIT UNION; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

To the following Defendant(s):
ELIZABETH M. RAMIREZDANA
(LAST KNOWN ADDRESS)
528 LAGUNA MILL DRIVE
RUSKIN, FLORIDA 33570

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

LOT 2, BLOCK 3, WELLINGTON SOUTH AT BAY PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE(S) 207 THROUGH 212, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 528 LAGUNA MILL DRIVE, RUSKIN, FLORIDA 33570

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before OCTOBER 13, 2025, a date which is within thirty (30) days after the first publication of this Notice in the BUSINESS OBSERVER and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 5 day of SEPTEMBER, 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

Submitted by:
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
25-00487 NML
September 12, 19, 2025 25-02732H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 23-CA-013031
MIDFIRST BANK
Plaintiff, v.
THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF DORAINE YVETTE LONGSTREET A/K/A DORAINE YVETTE LONSTREET A/K/A DORINA LONGSTREET, DECEASED; THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF RICHARD DONNELL LONGSTREET, DECEASED; RICHARD LONGSTREET; SHEMAKA L LONGSTREET; RESHA LAMONT LONGSTREET; RENALDO RESHAH LONGSTREET A/K/A RENALDO R. LONGSTREET A/K/A RENALD R. LONGSTREET; RICO DEANGELO LONGSTREET A/K/A RICO LONGSTREET; ROVON E DARNELL A/K/A ROVON EMANUEL DARNELL A/K/A ROVAN DARNELL; RICHARD TAUREAN BAY LONGSTREET A/K/A RICHARD LONGSTREET; DARNEISHA DESHAY LAVONN LONGSTREET; JADA ARMSTEAD F/K/A JADA S. LONGSTREET; UNKNOWN TENANT 1; UNKNOWN TENANT 2; CLERK OF THE CIRCUIT COURT, HILLSBOROUGH COUNTY, FLORIDA; JUENE FOEDLENE A/K/A JEUNE FODELENE; HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA, SHERIFF OFFICE; LONNIESHA LYNET MANN; SONOVIA C. REED; STATE OF FLORIDA; STATE OF FLORIDA, DEPARTMENT OF REVENUE; TIDEWATER FINANCE COMPANY T/A TIDEWATER CREDIT SERVICES AND TIDEWATER MOTOR CREDIT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 19, 2024, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 8, BLOCK 49, REVISED MAP OF MACFARLANE`S ADDITIONS TO WEST TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 30, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 2730 W MAIN ST, TAMPA, FL 33607-3317

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on September 30, 2025 beginning at 10:00 AM.

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

IMPORTANT

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Hillsborough County ADA Officer at (813) 276-8401 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated at St. Petersburg, Florida this 3 day of September, 2025.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
1000009031
September 12, 19, 2025 25-02713H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.: 24-CA-001872
SECTION # RF
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON; HEATHER LAKES AT BRANDON COMMUNITY ASSOCIATION, INC.; SURF CONSULTANTS II, LLC AS SUCCESSOR IN INTEREST TO UNITED TRANZACTIONS, LLC - AUTONATION NISSAN BRANDON; THE ESTATE OF KENNETH PRESTON AKA K. PRESTON AND ALL KNOWN AND UNKNOWN AUTHORIZED REPRESENTATIVES IN THE ESTATE OF KENNETH PRESTON AKA K. PRESTON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 25 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 47, BLOCK 1, HEATHER LAKES UNIT XVI, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE 55, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 1245 COOLMONT DRIVE, BRANDON, FL 33511

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

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

Dated this 29 day of August 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-00493
September 12, 19, 2025 25-02744H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-002409
DIVISION: D
ATLANTIC INDEMNITY ONE GROUP, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY,
Plaintiff, vs.
PALMETTO COVE COMMUNITY ASSOCIATION 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY
Defendant.

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated April 15, 2025, and entered in Case No.: 25-CA-002409 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein the property will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 a.m. on the 28th day of October, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)

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

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

The above is to be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
September 12, 19, 2025 25-02723H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 24-CC-9053
BAYSIDE KEY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ANTONIO MIGUEL BURGOS, UNKNOWN SPOUSE OF MIGUEL BURGOS, UNKNOWN TENANT IN POSSESSION 1 AND UNKNOWN TENANT IN POSSESSION 2
Defendants.

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

Lot 5, Block R, BAYSIDE KEY-PHASE II, according to the plat thereof as recoded in Plat Book 75, page 50, Public Records of HILLSBOROUGH County, Florida.

Property Address: 6230 Bayside Key Drive, Tampa, Fl 33615.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on October 31, 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 9th day of September, 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
September 12, 19, 2025 25-02762H

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 25-CC-5582
VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ADRIEL FLORES and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

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

Unit No. 2317, of VILLA SONOMA AT INTERNATIONAL PLAZA CONDOMINIUM, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 14497, Page 358, et seq., together with such additions and amendments to said Declaration as from time to time may be made and together with an undivided interest or share in the common elements appurtenant thereto, all as recorded in the Public Records of Hillsborough County, Florida. With the following street address: 4221 W. Spruce St., #2317, Tampa, Florida, 33607.

at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on October 23, 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 9th day of September, 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
September 12, 19, 2025 25-02763H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CC-25480
CHARM-B INC., A FLORIDA CORPORATION
PLAINTIFF, VS.
SILVER ROCK TWO INC., AS TRUSTEE ONLY, UNDER THE HC 14-1024 LAND TRUST
DEFENDANT(S)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure Final Judgment of Foreclosure dated September 1, 2025, and entered in case having the case number 25-CA-025480 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Charm-B Inc. is the Plaintiff and Silver Rock Two Inc., as Trustee only under the HC 14-1024 Land Trust 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, on October 1, 2025 at 10:00 AM, the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit:

LOT 20, Block 2, Brentwood Hills Tract D/E Unit 2, According to Plat thereof as recorded in Plat Book 81, Pages 68-1 through 68-4, inclusive of the Public Records of Hillsborough County, Florida.

More commonly known as: 1346 Dew Bloom Rd., Valrico, FL. 33594 ("Property").

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

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

Dated Tuesday, September 9, 2025
Respectfully submitted,
Joseph Martinez, Esq.
Martinez Law
Attorney for Plaintiff
Florida Bar Number: 483990
12601 Gulf Blvd, Ste 6
Treasure Island, FL 33706
Telephone: (727) 363-1529
Fax: (813) 288-1520
E-Mail: jmartinez@mlaw.us
Secondary E-Mail: jessica@mlaw.us
September 12, 19, 2025 25-02793H

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 19-CA-009171
DIVISION:
RF -Section I
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST,
Plaintiff, vs.
JORGE SANCHEZ; THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-D; MAPLEWOOD VILLAGE AT LIVE OAK PRESERVE ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 19, 2025, and entered in Case No. 19-CA-009171 of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF11 MASTER PARTICIPATION TRUST is Plaintiff and JORGE SANCHEZ; THE BANK OF NEW YORK AS SUCCESSOR INDENTURE TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2005-D; MAPLEWOOD VILLAGE AT LIVE OAK PRESERVE ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, 10:00 a.m., on October 20, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 53, BLOCK 70, LIVE OAK PRESERVE PHASE 1B, VILLAGES 2/7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE(S) 27, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

DATED August 26, 2025.
By: /s/ Gregg R. Dreilinger
Gregg R. Dreilinger
Florida Bar No.: 25615
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-179700 / TM1
September 12, 19, 2025 25-02743H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CC-041428
Section: S
JAMESON CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
TERRY L. MCGUE, UNKNOWN SPOUSE OF TERRY L. MCGUE, UNKNOWN HEIRS OF TERRY L. MCGUE, ANY UNKNOWN TENANTS, AND ALL OTHER UNKNOWN PARTIES,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated August 7, 2025, and entered in 24-CC-041428 of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein JAMESON CONDOMINIUM ASSOCIATION, INC., a Florida not for profit corporation is the Plaintiff and TERRY L. MCGUE, UNKNOWN SPOUSE OF TERRY L. MCGUE, UNKNOWN HEIRS OF TERRY L. MCGUE, ANY UNKNOWN TENANTS, and ALL OTHER UNKNOWN PARTIES, are the Defendants. After giving notice as required by Section 45.031, Florida Statutes, Victor Crist, as Clerk of the Circuit Court, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com beginning at 10:00 a.m. on SEPTEMBER 25, 2025, the following described property, as set forth in said Final Judgment, to wit:

CONDOMINIUM PARCEL: UNIT 10, JAMESON CONDOMINIUM, according to the plat thereof recorded in Condominium Plat Book 19, Page 57; and being further described in that certain Declaration of Condominium recorded in Official Records Book 13460, Page 425; and Supplement thereto recorded in Official Records Book 14274, Page 461, and Condominium Plat Book 19, Page 160, Public Records of Hillsborough County, Florida.

Property Address: 1159 Jameson Greens Drive, Sun City Center, FL 33573

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

IMPORTANT

AMERICANS WITH DISABILITY ACT: 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, as 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, Florida 33602. Please review the FAQ's for answers to many questions. You may contact the Administrative Office of the Court's ADA Coordinator by letter, telephone or email: Administrative Office of the Courts, Attention: ADA Coordinator, 811 E. Twiggs St., Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, e-mail: ADA@fljud13.org.

Dated this 5th day of September 2025.
EGGERT FITZPATRICK
/s/ Scott W. Fitzpatrick, Esq., B.C.S.
Scott W. Fitzpatrick, B.C.S.
Florida Bar No. 0370710
scott@eggfitz.com – Email
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 634-5425 - Telephone
(813) 633-3397 – Telecopier
Attorneys for Plaintiffs
September 12, 19, 2025 25-02734H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 24-CA-009286
Division H
RESIDENTIAL FORECLOSURE
Section II
ATHENE ANNUITY AND LIFE COMPANY
Plaintiff, vs.
4311 FIG STREET LLC, A FLORIDA LIMITED LIABILITY COMPANY, TEDDITASHAE R. PAYTON, DEPI INVESTMENT, LLC, AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 29, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:

LOT 1, FIGS AT WESTSHORE PALMS TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE(S) 203 AND 204, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 4311 WEST FIG STREET UNIT 1, TAMPA, FL 33609; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on October 3, 2025 at 10:00 AM.

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

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

Dated: September 5, 2025
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
(813) 229-0900 x
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2425612/wll
September 12, 19, 2025 25-02728H

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

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT, FOR THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 2023-CA-012403
SUNBELT RENTALS, INC., a foreign corporation, Plaintiff, vs.
THE DORSET GROUP LLC, a Florida limited liability company; RP CONTRACTING & COATINGS, LLC, a Florida limited liability company; and RYAN MCKENNEY PICK, Individually, Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure in Favor of Sunbelt Rentals, Inc. and Against the Dorset Group LLC Liquidating the Quantum of Attorney's Fees, Appellate Attorney's Fees, Expert Witness Fees and Court Costs to Which Plaintiff is Entitled and Scheduling Judicial Sale entered in this cause and Order Granting Sunbelt Rentals, Inc.'s Motion to Dismiss With Prejudice the Dorset Group LLC and Odafe S. Ogaga's Complaint and Rescheduling Judicial Sale entered in this cause, in the Circuit Court of Hillsborough County, Florida, Victor Crist, Clerk of Court will sell all the property situated in Hillsborough County, Florida, to wit:

Lots 11 and 12, Block 14, Revised Map of East Bay Addition, according to the plat thereof as recorded in Plat Book 4, Page 108, Public Records of Hillsborough County, Florida together with the South 1/2 of the vacated alley abutting said Lots 11 and 12 on the North,

will be sold at public sale, to the highest and best bidder for cash, on the Internet in accordance with Florida Statutes at www.hillsborough.realforeclose.com, at 10:00 a.m. on the 14th day of October, 2025.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration 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.

WITNESS my hand and official seal of said Court this 25 day of August, 2025.

Clerk of Circuit Court
By: Barry Kalmanson, Esquire
for the Court

BARRY KALMANSON,
Professional Association
Florida Bar No. 0814199
500 North Maitland Ave., Suite 305
Maitland, Florida 32751
Attorney for Plaintiff
September 12, 19, 2025 25-02788H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH, COUNTY FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-016524
DIVISION: A
PAUL THOMAS MELLOR Plaintiff, vs.
RYAN ELISE WILLETT, BAYWOOD AT OAK CREEK TOWNHOMES ASSOCIATION, INC., OAK CREEK OWNERS ASSOCIATION, INC., and JANE DOE, Defendants.

NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on August 19, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the Office of Victor D. Crist, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Hillsborough County, Florida, described as:

LOT 3, BLOCK 40, OAK CREEK PARCEL 2, UNIT 2A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGE 246, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 6984 Towering Spruce Drive, Riverview, FL 33578

at an online public sale, to the highest and best bidder, for cash at: https://www.hillsborough.realforeclose.com beginning, at 10:00 a.m., on October 20, 2025.

ANY PERSONS CLAIMING AN INTERST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
By: /s/ Sharon E. Krick
SHARON E. KRICK
FBN#0602906
Primary email: sharonk@jpfirm.com
Secondary email: audra@jpfirm.com
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
(727) 461-1818 (office)
(727) 462-0365 (facsimile)
Attorney for Plaintiff
September 12, 19, 2025 25-02779H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.: 25-CA-003331
SECTION # RF
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11, Plaintiff, vs.
BETH E. MCCABE A/K/A BETH ELLEN MCCABE; PATRICK H. MCCABE A/K/A PATRICK HENRY MCCABE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 25 day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, IN BLOCK 39, OF WEST SUWANEE HEIGHTS, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOCK 8, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 204 W MOHAWK AVE, TAMPA, FL 33604

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

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

Dated this 29 day of August 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
17-00648
September 12, 19, 2025 25-02745H

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-006571
CMG MORTGAGE, INC., Plaintiff, vs.
SEAN T. REINAGEL AND PAMELA NICOLE REINAGEL, et al. Defendant(s),

TO: HAWKSTONE HOMEOWNERS' ASSOCIATION, INC., whose business address is unknown

THE CORPORATION IS HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 12, BLOCK 33, OF HINTON HAWKSTONE PHASES 2A AND 2B2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before October 9, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 3rd day of September, 2025.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVE., SUITE 100
BOCA RATON, FL 33487
PRIMARY EMAIL:
FLMAIL@RASLG.COM
25-308735
September 12, 19, 2025 25-02697H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-007170
U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9, Plaintiff, vs.
RENATO AMADO A/K/A RENATO F. AMADO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 02, 2025, and entered in 24-CA-007170 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9 is the Plaintiff and RENATO AMADO A/K/A RENATO F. AMADO; FRANCIA AMADO; ELSIE TEJEDA; HILLSBOROUGH COUNTY, 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 October 21, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 10, GROVE PARK ESTATES UNIT #7, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 7806N JAMAICA ST, TAMPA, FL 33614

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

IMPORTANT

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

Dated this 5 day of September, 2025.
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
22-060255 - NaC
September 12, 19, 2025 25-02769H

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
Case #: 24-CA-001233
DIVISION: A
Wells Fargo USA Holdings, LLC Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Antonio Jeron Jackson a/k/a Antonio J. Jackson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Theresa Hayes a/k/a Theresa N. Hayes a/k/a Therese Hayes, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Jacquelyn Chaney Wilson a/k/a Jacquelyn C. Wilson f/k/a Jacquelyn V. Chaney; Myrtle Jones Walker a/k/a Myrtle J. Walker f/k/a Myrtle Jones; Renika Lashawn Jones a/k/a Renika Jones; Valerie Caralando Murray f/k/a Valerie Caralando Hayes f/k/a Valerie C. Hayes f/k/a Valerie Hayes Valdes; Joyce Renae Hopkins a/k/a Joyce R. Hopkins; Rolanda Evette Berry a/k/a Rolanda E. Berry; Linda Raye Hopkins a/k/a Linda R. Hopkins; Wanda Denise Hopkins a/k/a Wanda D. Hopkins; Arkene D. Barnes a/k/a Arkene Denerio Barnes; Shawndra Rockelle Hopkins a/k/a Shawndra R. Hopkins a/k/a Shawndra Raquel Hopkins; Michelle Necole Hopkins a/k/a Michelle Hopkins; Serina Chkayle Jackson a/k/a Serina Jackson; Christopher L. Jackson, Sr. a/k/a Christopher L. Jackson a/k/a Christopher Jackson; Tarlet Marceta Hopkins a/k/a Tarlet M. Hopkins; Bridgette J. Hopkins; Eddie Lee Moore a/k/a Eddie Moore; John Columbus Hayes, Jr. a/k/a John C. Hayes, Jr. a/k/a John Hayes, Jr. a/k/a John Columbus Hayes a/k/a John C. Hayes a/k/a John Hayes; Lori Hayes Shaw a/k/a Lori H. Shaw a/k/a Lori Shaw; Rosezena Hayes Walls a/k/a Rosezena Walls f/k/a Rosezena Hayes; Antonazja Jackson; Antoniya Jackson; Shanae Edwards-Jackson; Unknown Spouse of Jacquelyn Chaney Wilson a/k/a Jacquelyn C. Wilson f/k/a Jacquelyn V. Chaney; Unknown Spouse of Myrtle Jones Walker a/k/a Myrtle J. Walker f/k/a Myrtle Jones; Unknown Spouse of Renika Lashawn Jones a/k/a Renika Jones; Unknown Spouse of Valerie Caralando Murray f/k/a Valerie Caralando Hayes f/k/a Valerie C. Hayes f/k/a Valerie Hayes Valdes; Unknown Spouse of Joyce Renae Hopkins a/k/a Joyce R. Hopkins; Unknown Spouse of Rolanda Evette Berry a/k/a Rolanda E. Berry; Unknown Spouse of Linda Raye Hopkins a/k/a Linda R. Hopkins; Unknown Spouse of Wanda Denise Hopkins a/k/a Wanda D. Hopkins; Unknown Spouse of Arkene D. Barnes a/k/a Arkene Denerio Barnes; Unknown Spouse of Shawndra Rockelle Hopkins a/k/a Shawndra R. Hopkins a/k/a Shawndra Raquel Hopkins; Unknown Spouse of Michelle Necole Hopkins a/k/a Michelle Hopkins; Unknown Spouse of Serina Chkayle Jackson a/k/a Serina Jackson; Unknown Spouse of Christopher L. Jackson, Sr. a/k/a Christopher L. Jackson a/k/a Christopher Jackson; Unknown Spouse of Tarlet Marceta Hopkins a/k/a Tarlet M. Hopkins; Unknown Spouse of Bridgette J. Hopkins; Unknown Spouse of Eddie Lee Moore a/k/a Eddie Moore; Unknown Spouse of John Columbus Hayes, Jr. a/k/a John C. Hayes, Jr. a/k/a John Hayes, Jr. a/k/a John Columbus Hayes a/k/a John C. Hayes a/k/a John Hayes; Unknown Spouse of Lori Hayes Shaw a/k/a Lori H. Shaw a/k/a Lori Shaw; Unknown Spouse of Rosezena Hayes Walls a/k/a Rosezena Walls f/k/a Rosezena Hayes; Unknown Spouse of Antonazja Jackson; Unknown Spouse of Antoniya Jackson; Unknown Spouse of Shanae-Edwards Jackson; Foundation Finance Company LLC; Asset Acceptance Corp.; Zahav Florida, LLC; Palisades Collection, LLC, Assignee of Verizon Wireless, Assignee of Verizon Florida, Inc.; State of Florida; Clerk of Circuit Court of Hillsborough County, Florida; Grow Financial Federal Credit Union; Westlake Service, Inc. d/b/a Westlake Financial Services; 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); Financial Portfolios II, Inc. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 24-CA-001233 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein Wells Fargo USA Holdings, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Antonio Jeron Jackson a/k/a Antonio J. Jackson, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Victor D. Crist, will sell to the highest and best bidder for cash by electronic sale at http://www.hillsborough.realforeclose.com beginning at 10:00 a.m. on October 27. 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 21 IN BLOCK 10 OF BENJAMIN'S FIFTH ADDITION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2 ON PAGE 76 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 55139
Fax: (561) 998-6707
For Email Service Only:
FLeService@logs.com
For all other inquiries:
mtebbi@logs.com
By: /s/ Amanda Friedlander, Esq.
Amanda Friedlander, Esq.
FL Bar # 72876
23-330093 FC01 WNI
September 12, 19, 2025 25-02737H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 16-CA-010362
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1,
Plaintiff, VS.
JULIO C. OBEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 2, 2023 in Civil Case No. 16-CA-010362, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES 2006-AF1 is the Plaintiff, and JULIO C. OBEDIENTE A/K/A JULIO C. O'BEDIENTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; TAMPA PALMS OWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on November 5, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 33 IN BLOCK 2 OF TAMPA PALMS, 2C-UNIT 2, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 66 ON PAGE 12, 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 5th day of September, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
Digitally signed by Zachary Ullman
DN: CN=Zachary Ullman,
E=zullman@aldridgepite.com
Reason: I am the author of this document
Location:
Date: 2025.09.05 14:15:26-04'00'
Foxit PDF Editor Version: 13.1.7
1092-9803B
September 12, 19, 2025 25-02778H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-003679
CITIMORTGAGE, INC.,
Plaintiff, VS.
DANIEL E. RAMIREZ; LAURA RAMIREZ; et al.,
Defendant(s).
TO: Daniel E. Ramirez
Last Known Residence: 3411 King Richard Ct Seffner, FL 33584
TO: Laura Ramirez
Last Known Residence: 3411 King Richard Ct Seffner, FL 33584
TO: Unknown Tenant#1
Last Known Residence: 3411 King Richard Ct Seffner, FL 33584
TO: Unknown Tenant#2
Last Known Residence: 3411 King Richard Ct Seffner, FL 33584

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

LOT 12, BLOCK 4, KINGSWAY DOWNS UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before October 9, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on September 3, 2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1454-1538B
Ref# 12227
September 12, 19, 2025 25-02773H

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-007576
LONGBRIDGE FINANCIAL, LLC,
Plaintiff, vs.
ALFRED BREWLEY A/K/A ALFREDO BREWLEY, et. al.
Defendant(s),
TO: ALFRED BREWLEY A/K/A ALFREDO BREWLEY, UNKNOWN SPOUSE OF ALFRED BREWLEY A/K/A ALFREDO BREWLEY,
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 30, BLOCK 1, WOOD LAKE PHASE I, UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before October 9, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 3rd day of September, 2025.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-237259
September 12, 19, 2025 25-02698H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
GENERAL CIVIL DIVISION
Case No.: 25-CA-002102
Division: A
AYERSWORTH GLEN HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MARY ANN FLOYD MILLER F/K/A MARY ANN FLOYD,
Defendants,
TO: MARY ANN FLOYD MILLER F/K/A MARY ANN FLOYD, whose residences are unknown

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

LOT 13, BLOCK 6, AYERSWORTH GLEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 166, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Folio: 077952-5664
a.k.a. 10830 Kirkwall Port Dr

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Shannon L. Zetrouer, Esq., the Plaintiff's attorney, whose address is 4100 Central Avenue, St. Petersburg, FL 33711 on or before September 16, 2025, (no later than 30 days from the date of first publication of this notice of action), and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Publishing is to take place for two (2) consecutive weeks.

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

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

Signed on August 11, 2025.

CLERK OF THE CIRCUIT COURT
(SEAL) BY: Mustafa Divan
Deputy Clerk

Shannon L. Zetrouer, Esq.
the Plaintiff's attorney
4100 Central Avenue
St. Petersburg, FL 33711
September 12, 19, 2025 25-02702H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-004146
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, VS.
DAVID ALAN DE COURSY; et al.,
Defendant(s).
TO: David Alan De Coursy
Last Known Residence: 4053 Rocky Shores Dr Tampa, FL 33634
TO: Susana Marcela De Coursy
Last Known Residence: 4053 Rocky Shores Dr Tampa, FL 33634

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

LOT 34 OF COVE AT ROCKY POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE(S) 170-174, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before October 9, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on September 3, 2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1184-2566B
Ref# 12385
September 12, 19, 2025 25-02772H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-009469
SELENE FINANCE, LP,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTERESTIN THE ESTATE OF NATHAN C. VANWALKER A/K/A NATHAN VANWALKER, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 24-CA-009469 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and STEPHEN PECK; ROYAL HILLS 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 October 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK A, COUNTRY HILLS EAST UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE(S) 57-1 THROUGH 57-4, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 401 ABIGAIL RD, PLANT CITY, FL 33563

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

IMPORTANT

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

Dated this 8 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-241239 - NaC
September 12, 19, 2025 25-02768H

FIRST INSERTION

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

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

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

at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on October 03, 2025 beginning at 10:00 AM.

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

** Any interested parties or bidders please note that the structure formerly located at the real property described herein was demolished and the property is now a vacant lot.

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

Dated at St. Petersburg, Florida this 3 day of September, 2025.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Peter E. Lanning
Peter E. Lanning
FL Bar: 562221
111160103
September 12, 19, 2025 25-02767H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-006610
DIVISION: F
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.
MARIA FERNANDEZ A/K/A MARIA E. FERNANDEZ, et al.,
Defendant.
To:

UNKNOWN SPOUSE OF MARIA FERNANDEZ A/K/A MARIA E. FERNANDEZ
2007 REDBRIDGE DRIVE, BRANDON, FL 33511
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

LOT 50, BLOCK A, PEPPERMILL II AT PROVIDENCE LAKES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

WITNESS my hand and seal of said Court on the 5 day of September, 2025.

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

MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
24-09953FL
September 12, 19, 2025 25-02733H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-007212
DIVISION: G
RF – SECTION II
PHH ASSET SERVICES LLC,
Plaintiff, vs.
UNKNOWN HEIRS OF GIUSTO PRIOLA, ET AL.
Defendants

To the following Defendant(s):
UNKNOWN HEIRS OF GIUSTO PRIOLA (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN

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

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA;
LOTS 13 AND 14, TRIPLE LAKE SHORES, ACCORDING TO MAP OR PLAT THEREOF, AS THE SAME IS RECORDED IN PLAT BOOK 34, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA;
LESS AND EXCEPT; A PORTION OF LOTS 13 AND 14, TRIPLE LAKE SHORES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING, BEGIN AT THE NORTHEAST CORNER OF LOT 14, TRIPLE LAKE SHORES, AS RECORDED IN PLAT BOOK 34, PAGE 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF TRIPLE LAKES ROAD WITH THE SOUTH RIGHT-OF-WAY ZELMA DRIVE, RUN THENCE NORTH 89 DEGREES 50 MINUTES 08 SECONDS WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ZELMA DRIVE, A DISTANCE OF 317.63 FEET (326.69 FEET BY RECORD PLAT) TO THE NORTHWEST CORNER OF LOT 13; THENCE SOUTH 19 DEGREES 32 MINUTES 24 SECONDS WEST (SOUTH 19 DEGREES 54 MINUTES BY RECORD PLAT) ALONG THE WESTERLY LINE OF SAID LOT 13, A DISTANCE OF 248.65 FEET; THENCE SOUTH 79 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 407.76 FEET, TO THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED TRIPLE LAKES ROAD, THENCE NORTH 00 DEGREES 04 MINUTES 00 SECONDS WEST (NORTH BY RECORD PLAT) A DISTANCE OF 306.56 FEET TO THE POINT BEGINNING.
AND ALSO LESS THE WEST 15 FEET OF LOT 13, TRIPLE LAKES SHORES, ACCORDING TO OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 6, OF THE PUBLIC RECORDS HILLSBOROUGH COUNTY, FLORIDA.
A/K/A 17318 LAKESHORE ROAD, LUTZ FL 33558

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before October 13, 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. This notice is provided to Administrative Order No. 2065.

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

WITNESS my hand and the seal of this Court this 5 day of September, 2025.

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

J. Anthony Van Ness, Esq.
VAN NESS LAW FIRM, PLC,
Attorney for the Plaintiff,
1239 E. NEWPORT CENTER DRIVE,
SUITE #110,
DEERFIELD BEACH, FL 33442
FH20957-25PHH/ng
September 12, 19, 2025 25-02729H

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. 292025CA008250A001HC
Division: E
Freedom Mortgage Corporation
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Lee Underwood a/k/a Dorothy Lee Gray, Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Dorothy Lee Underwood a/k/a Dorothy Lee Gray, Deceased
Last Known Address: Unknown

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

EAST 1/2 OF LOTS 1 AND 2, BLOCK M, IN RANDALLS REVISED SUBDIVISION OF BLOCKS J, K, L, M, N, O, P, Q AND R OF RANDALLS SUBDIVISION NO. 2, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 8, TOWNSHIP 29 SOUTH, RANGE 19 EAST.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, 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 October 13, 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 9/5/2025.

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

Amanda Driscole, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01880
September 12, 19, 2025 25-02783H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-007413
DIVISION: B
BANK OF AMERICA, N.A.;
Plaintiff, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF SUE CHRISTOPHER A/K/A SUE A. CHRISTOPHER A/K/A VALEDA SUE CHRISTOPHER; ET AL
Defendant(s).

To the following Defendant(s):
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF SUE CHRISTOPHER A/K/A SUE A. CHRISTOPHER A/K/A VALEDA SUE CHRISTOPHER
Last Known Address
UNKNOWN

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

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA VIZ:
A TTRACT OF LAND LYING IN LOTS 17 AND 18, BLOCK 3, DELL VISTA, UNIT NO. 1AS RECORDED IN PLAT BOOK 41, PAGE 2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (LOTS 1 THRU 18 INCLUSIVE, AND THE ROAD KNOWN AS DOTTY PLACE, ALL IN BLOCK 3 OF SAID DELL VISTA, UNIT NO 1 HAS BEEN VACATED BY O.R. BOOK 1996, PAGE 785) DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF STATED LOT 17; THENCE NORTH 00 DEG 45 MIN 54 SEC WEST A DISTANCE OF 135.41 FEET; THENCE WEST ALONG A LINE 180.0 FEET SOUTH IF AND PARALLEL WITH THE NORTH BOUNDARY OF LOT 17 A DISTANCE OF 337.0 FEET FOR A POINT OF BEGINNING THENCE CONTINUE WEST ALONG A LINE 180.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF LOT 17 A DISTANCE OF 88.0 FEET; THENCE SOUTH 180.0 FEET TO THE POINT OF BEGINNING SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS : COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00 DEG 45 MIN 54 SEC EAST, 1698.49 FEET ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 THENCE WEST 65.40 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK 3, FELL VISTA UNIT NO. 1 AS VACATED IN O.R. 1996 PAGE 785; THENCE N 00 DEG 45 MIN 54 SEC WEST 135.41 FEET ALONG THE EAST BOUNDARY OF FORMER LOTS 17 TO A POINT THAT IS 180.00 FEET SOUTH OF THE NORTH BOUNDARY OF VACATED LOTS 17 AND 18; THENCE WEST, 337.0 FEET ALONG A LINE THAT IS 180.0 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH BOUNDARY TO THE POINT OF BEGINNING; THENCE CONTINUES WEST, 88.00 FEET; THENCE NORTH 180.00 FEET TO THE INTERSECTION OF SAID NORTH BOUNDARY OF VACATED LOTS 17 AND 18; THENCE SOUTH 180.00 FEET TO THE POINT OF BEGINNING.
a/k/a 5250 BRODY BLVD, WIMAUMA, FL 33598

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 10/14/2025 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES 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 Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770..

WITNESS my hand and the seal of this Court this 8 day of September, 2025 .

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

Submitted by:
Marinosci Law Group, P.C.
100 W. Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Telephone: (954) 644-8704
Facsimile: (754) 206-1971
September 12, 19, 2025 25-02757H

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-000811
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,
Plaintiff, vs.
DONNA M. COLE, et. al.
Defendant(s),

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

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

LOT 23, BLOCK 3, SUNSET HEIGHTS REVISED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before October 9, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 3rd day of September, 2025.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-201732
September 12, 19, 2025 25-02699H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 24-CA-009872
DIVISION: B
U.S. Bank Trust Company, National Association as successor Trustee to U.S. Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2005-RF1
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Darlene Chambers a/k/a Darline Chambers, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al.
Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Darlene Chambers a/k/a Darline Chambers, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): and Unknown Guardian of Keymora Imani Perkins, a minor:

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

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

LOT 9, BLOCK 2, DEL RIO ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 44, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 4521 Tarpon Drive, a/k/a 4521 East Tarpon Drive, Tampa, FL 33617.

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 3, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 28 day of AUGUST, 2025.

Victor D. Crist
Circuit and County Courts
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-331850 FC01 CHE
September 12, 19, 2025 25-02717H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-001451
DIVISION: H
Truist Bank
Plaintiff, -vs.-
Nikolay Izmerli; Natalia Izmerli; West End II Townhomes Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)
Defendant(s).

TO: Nikolay Izmerli: 721 North Rome Avenue, Tampa, FL 33606, Natalia Izmerli: 721 North Rome Avenue, Tampa, FL 33606, Unknown Parties in Possession #1: 721 North Rome Avenue, Tampa, FL 33606 and Unknown Parties in Possession #2: 721 North Rome Avenue, Tampa, FL 33606

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

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

LOT 17 OF WEST END TOWNHOMES 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 300, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

more commonly known as 721 North Rome Avenue, Tampa, FL 33606.

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 30, 2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

Victor D. Crist
Circuit and County Courts
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
25-332526 FC01 SUT
September 12, 19, 2025 25-02718H

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.
The West Orange Times carries public notices in Orange County, Florida.
LV18237_V34

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-005512
Division: E
HANCOCK WHITNEY BANK, Plaintiff, v.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF FREDERICK I. SALLYE, DECEASED; CHERYL LEANDER JOYCE SALLYE A/K/A CHERYL JOYCE SALLYE, AS POTENTIAL HEIR OF FREDERICK I. SALLYE, DECEASED; UNKNOWN SPOUSE OF CHERYL LEANDER JOYCE SALLYE A/K/A CHERYL JOYCE SALLYE; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s):
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF FREDERICK I. SALLYE, DECEASED
(RESIDENCE UNKNOWN)

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

LOT 27 IN BLOCK 57 OF CLAIR MEL CITY, SECTION A, UNIT 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 12, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
a/k/a 7022 TIDEWATER TRL, TAMPA, FL 33619

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorneys for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 10/14/2025, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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 provisions of certain assistance. Please contact the Court Administrator at , , , Phone No. within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 8 day of September, 2025.

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

Kelley Kronenberg
Attorneys for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324
September 12, 19, 2025 25-02742H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 23-CA-012429
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
JULIO R. IGARRA GARCIA AND ANNIE MARTINEZ SANCHEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2024, and entered in 23-CA-012429 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 JULIO R. IGARRA GARCIA; ANNIE MARTINEZ SANCHEZ; 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 October 01, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 1, ORANGE TERRACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 10, PAGE 11, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THE WEST 1/2 OF CLOSED ALLEY ABUTTING THERETO.
Property Address: 8803 N MULBERRY ST, TAMPA, FL 33604

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

IMPORTANT

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

Dated this 9 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-111807 - NaC
September 12, 19, 2025 25-02787H

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-003736
Division: J
Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 Plaintiff, vs.
Shameka C. Mitchell a/k/a Shameka Mitchell; Unknown Spouse of Shameka C. Mitchell a/k/a Shameka Mitchell; Oak Knoll Condominium Association, Inc. Defendants.

TO: Unknown Spouse of Shameka C. Mitchell a/k/a Shameka Mitchell
Last Known Address: 9012 Esthel Rd, Tampa, FL 33637

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

UNIT 12721, BUILDING J, OAK KNOLL CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN O.R. BOOK 4472, PAGE 333, AND AMENDMENTS THERETO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 45, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before October 13, 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 9/5/2025.

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

Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff's attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F00903
September 12, 19, 2025 25-02758H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-009384
DIVISION: F
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.
SERGIO RAMIREZ, et al. Defendant(s).
TIFFANY BANGHART, Cross-claimant, vs.
SERGIO RAMIREZ, Cross-Defendant

TO: SERGIO RAMIREZ, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property:

The West 1/2 of the South 207.6 feet of the North 237.6 feet of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 28 South, Range 21 East, Hillsborough County, Florida; LESS the West 25 feet thereof for road; ALSO LESS the East 424 feet thereof,
more commonly known as 3915 Sumner Road, Dover, Florida 33527,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Cross-claimant (TIFFANY BANGHART), SPERRY LAW FIRM, whose address is 1607 S. Alexander Street, suite 101, Plant city, Florida 33563, on or before 10/15/2025 (30 days from Date of First publication of this Notice) and file the original with the Clerk of this court either befo0re service on Cross-claimant's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demand in the crossclaim or petition filed herein.

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

WITNESS my hand and the seal of this Court at Hillsborough County Florida this 9 day of September 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) Isha Tirado-Baker
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

SPERRY LAW FIRM
1607 S. Alexander Street,
Suite 101
Plant City, Florida 33563-8421
bjsperry@sperrylaw-pc.com
Sep. 12, 19, 26; Oct. 3, 2025
25-02782H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO. 25-CA-006567
DIVISION: Division C
SELENE FINANCE LP Plaintiff, v.
ANTHONY DAVID BROWN A/K/A ANTHONY D. BROWN, ET AL. Defendants.

TO: JOALE NORRIS
Current residence unknown, but whose last known address was: 4926 STOLLS AVE, TAMPA, FL 33615-4424
TO: ANTHONY DAVID BROWN A/K/A ANTHONY D. BROWN,
Current residence unknown, but whose last known address was:
1320 WEST SOMERVILLE AVE APT 602, PHILIDELPHIA, PA 19141

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

LOT 20, BLOCK 2, BAY CREST PARK UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

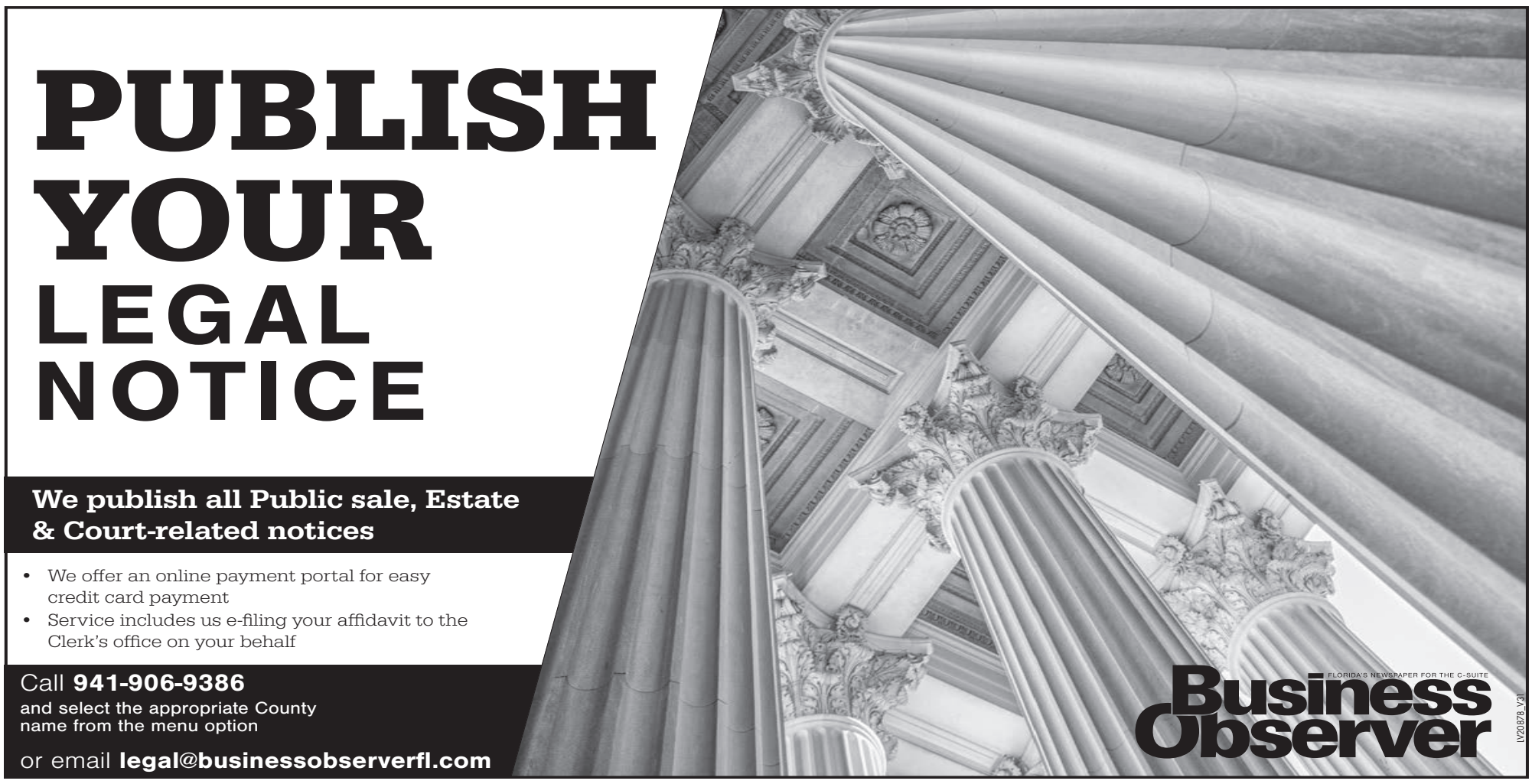
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on EXL LEGAL, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 10/15/2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at Hillsborough County George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602, 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 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 the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org

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

Victor D. Crist
Clerk of the Circuit Court
(SEAL) By: Isha Tirado-Baker
Deputy Clerk

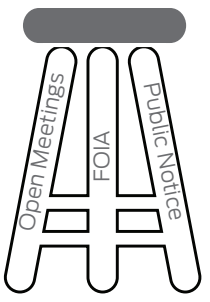
EXL LEGAL, PLLC,
Plaintiff's attorney,
12425 28th Street North, Suite 200,
St. Petersburg, FL 33716
1000010847
September 12, 19, 2025 25-02777H



Why Public Notice Should Remain in Newspapers

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

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

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

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

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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:

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

Publishing notices on the internet is neither cheap nor free

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

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

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

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

Types Of Public Notices

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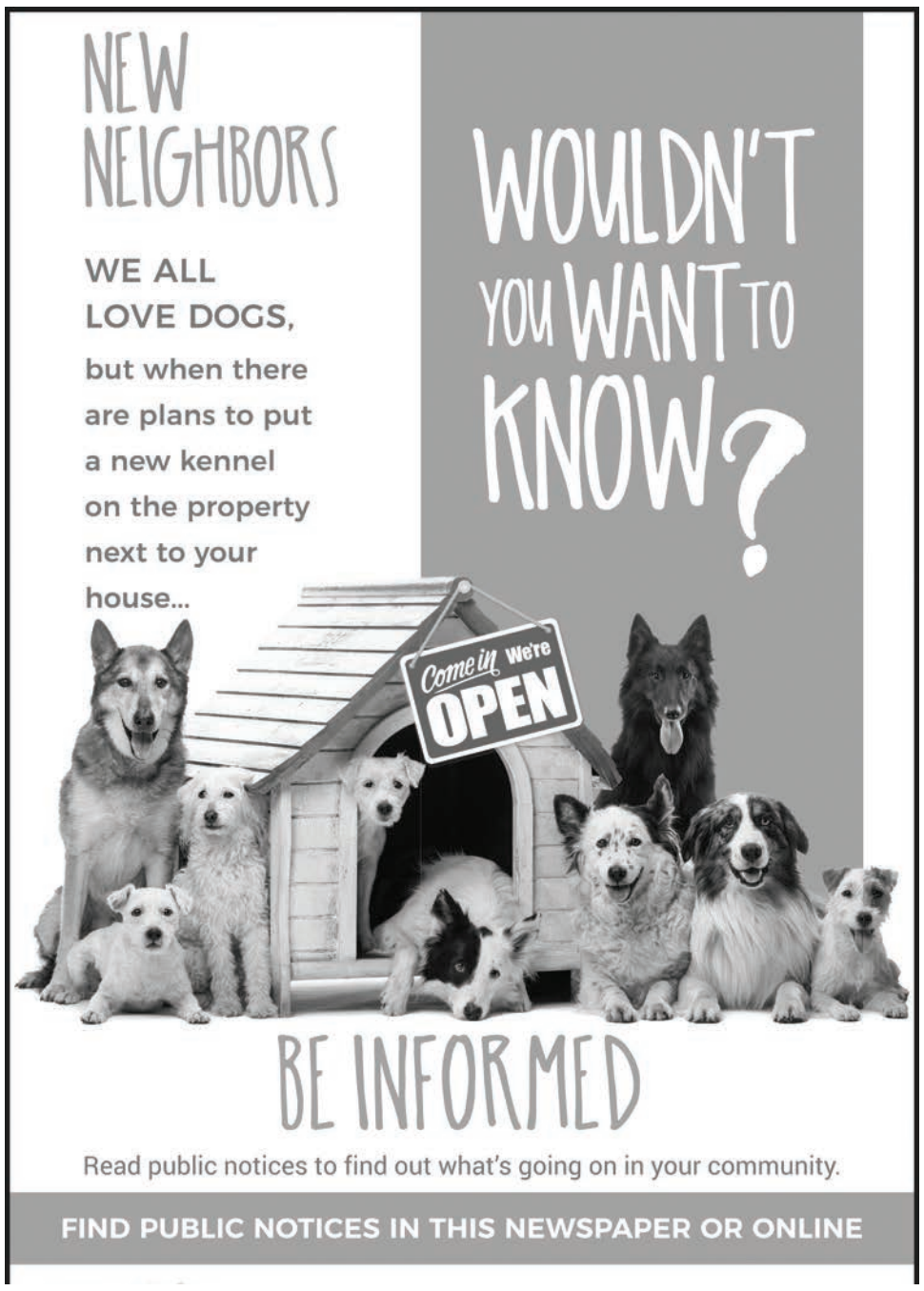
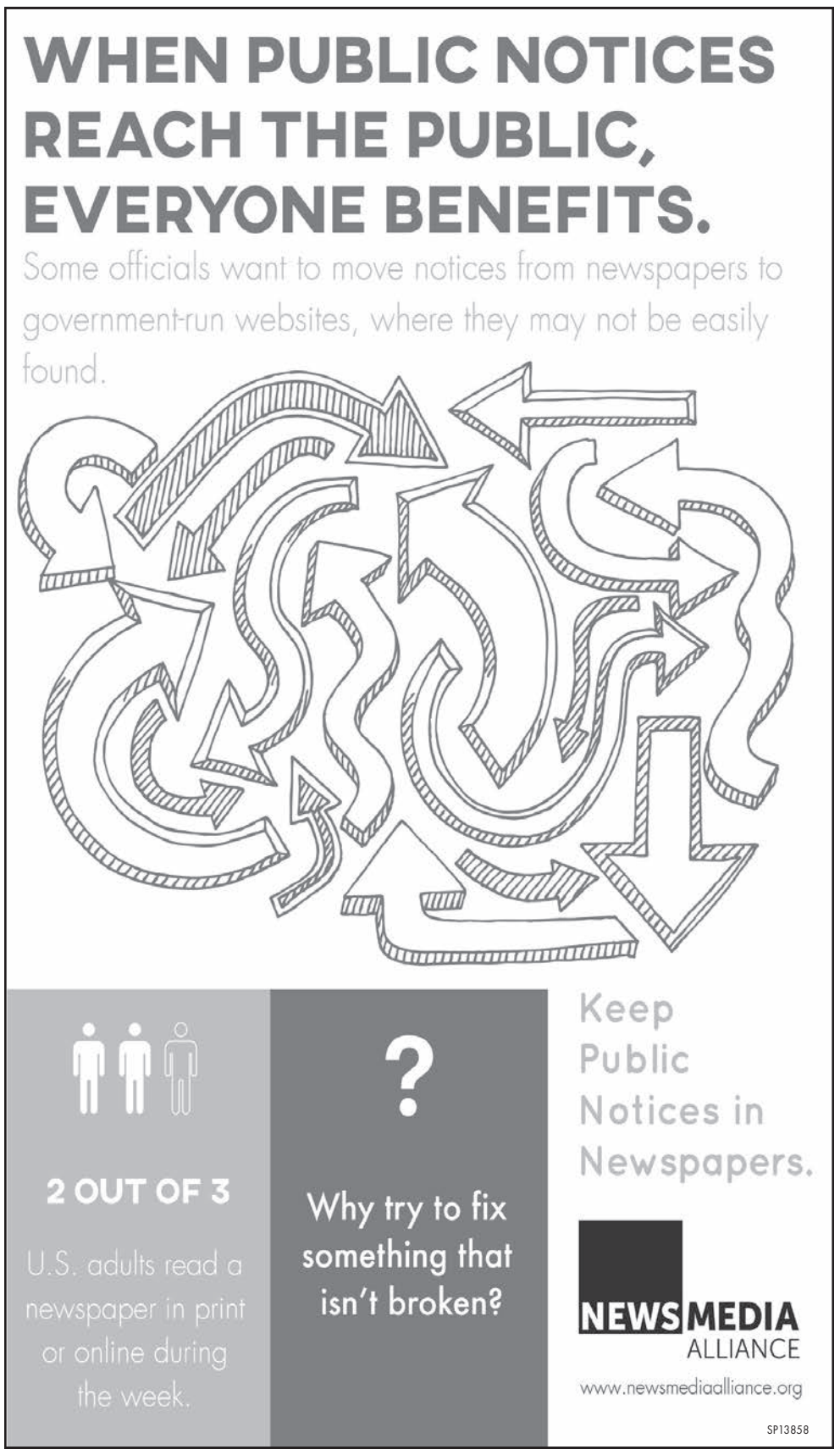
XNUV18187





SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND 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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-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

SECOND 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.

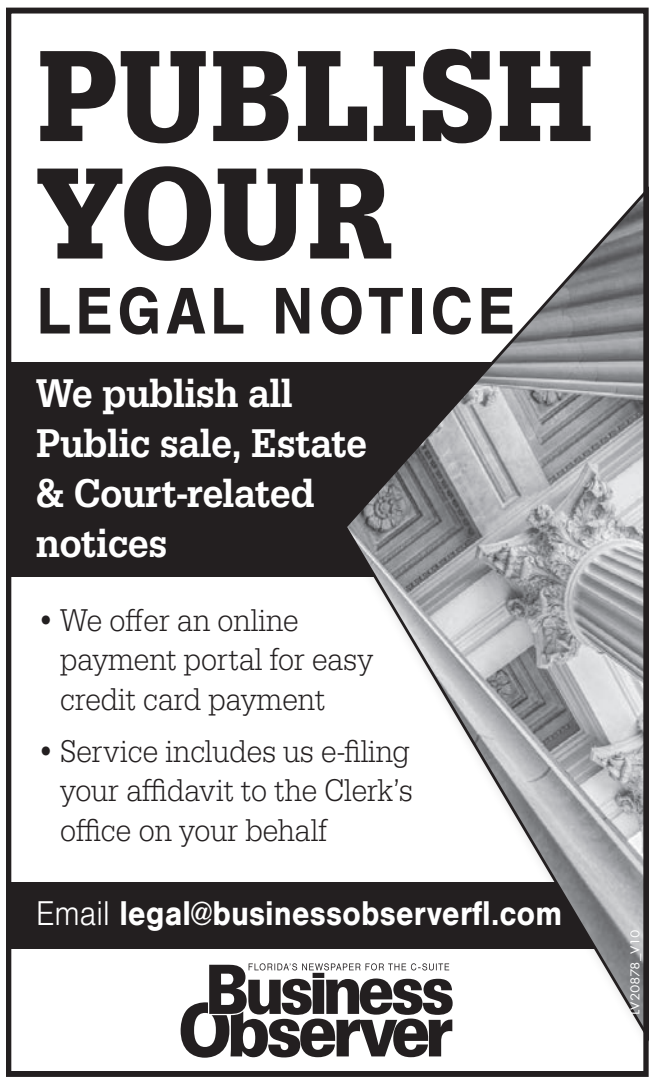
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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



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

SECOND 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 - danielss, 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 - Hildwine, 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

SECOND 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 - Mcclendon, 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, Schininee; 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, Chatea; 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 - Heflin, Naquieriah; 2171 - Allen, Trina; 3018 - Cook, Jason; 3020 - Homer, Sonja; 3022 - washington, LaQuinda; 3086 - Rivers, Donovan; 3141 - Simpson, Kaceilea; 3156 - Warren, Clarence; 3200 - Grey, Vicktoria
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 - Boone, Yvonne; C012 - Myrick, Marshavia; C018 - BARBER-BRAY, YOLANDA L; C028 - Fedrick, Eugenia; C044 - Velazquez, Joshua; C047 - Gonzalez - Yague, Milagros; C049 - Rodgers, Nicholas; C076 - Rivera, Jose; C104 - Denmark, Sue; C112 - James, Sylvester; C130 - fevrier, Jefte; D043 - Pate, Nitisha T; D046 - Fedrick, Loranzo; D082 - Lebron, Olivia; D101 - Anderson, Rashad; D123 - Sr, Roderick Mack; I014 - Spence, Latrece; I066 - Malpass, Deana Ann; I082 - Oden, Keyanna; J013 - Reese, Wilette; J054 - winston, Zoetavia; J077 - Taylor, Jamal; J100 - Saunders, Shakina; J117 - Lima, Adrian; J177 - Myrick, Marshavia; K009 - Ayesh, Ibtisam; K020 - Villanueva, Carlos; K040 - Camargo, Leonado; K097 - Allison, Jasmine; L007 - Campbell, Lashell; L016 - Munyan, Benton; L019 - Rolfe, Marquis; L051 - Cannon, Brittany; L200 - altidor, Cecilia
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 12:00 PM
Sale to be held at www.storagetreasures.com.
0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0060 - Brown, Shanea; 0135 - Jones, Layla; 0158 - MBM Global Media Network Bennett, Ralph; 0214 - Grimes, India; 0225 - Hukle, Brandie; 0235 - The Creative Cohort Singleton, Jay; 0349 - Oliva, Jose; 0386 - Martinez, Marilyn; 0429 - Dennison, Jacob; 0445 - Murphy, Carlous; 0448 - Andrews, Shaniya; 0462 - Matias, Priscila; 0507 - Lowe, Tamara; 0524 - Cerf, Christopher; 0542 - Warren, Ian; 0619 - Cruey, Joshua; 0635 - Franklin, Cheryl; 0636 - Koon, Sherrie; 0673 - bozeman, Jerry; 0704 - Robb, Teanna; 0715 - Rivas, Jolita; 0750 - Charles, Rodnel; 0786 - Ellis, Crystal; 0835 - Lewis, Cynthia; 0856B - Reese, James; 0856C - Esquivel, Casey; 0857D - Ajoku, Tamara; 0857F - Kelly, Dominic; 0857H - Lowman, Willie; 0861B - Thomas, Stanton Dante; 0861D - Sookoo, Jamie; 0862E - Griffin, Shoshanna; 0863M - Follin, Devon; 0875 - Bailey, Tiffany; 0885 - Cargile, Jeffery
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 12:15 PM
Sale to be held at www.storagetreasures.com.
1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1086 - Burton, Britanie; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1127 - Babcock, James; 1142 - Bedward, Kimanie; 1175 - Huffman, Jonathan; 1191 - Michael, Tina; 1196 - Powell, Christopher Dupree; 1206 - Lagrandeur, Jennifer; 1232 - Mann, Victoria; 1279 - Poindexter, James; 1335 - Miller, Cheryl; 1340 - Moore, Zyia; 1382 - Salado, Branum; 1387 - Maldonado, Edgar; 1425 - Carattini, Lynette; 1470 - Miranda, Asia; 159 - Nelson, Lubernia; 227 - hopkin, Dontae; 235 - Jones, Bettyann; 266 - Jimenez, Luis; 274 - Rodriguez, Francisco M; 414 - Strassburg, Seth; 417 - Kinney, Steven; 424 - Sforza, Jacob; 429 - Small, Micheala; 430 - Williams, Alexandria; 447 - Timofieiev, Maksym; 459 - Johnson, Kanika; 514 - Wilkerson, Timothy; 539 - Johnson, Imani; 542 - edmonds, Ntaaquaayaa; 544 - Lund, Polly; 565 - Check, Daniel; 571 - Tarik, Mohamed; 625 - mulkey, Breonna; 688 - Sherman, Kyle; 712 - Clements, Joshua; 843 - lovett, shamiya davis; 846 - bedward, Danille; 911 - Sullivan, Monique; 959 - Bursey, Kimberly; 960 - Jayme, Christine; 977 - Woods, Jasmine
PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132
Time: 12:45 PM
Sale to be held at www.storagetreasures.com.
A026 - Ambrose, Zuri; B001 - Aime, Stephanie Bien; B028 - Abbott, Ian ; B038 - rogers, Terry; B056 - williams, Jack; B058 - menelas, Mackenzie; C008 - nathan, harold; C015 - sanchez, Aleah; C024 - hunter, Willie; C027 - Gomez, Edward; C029 - Overstre, Chambray; C031 - Williams, Jayna; C046 - Holmes, Kimberly; C051 - Jackson, Cheyrron; D001 - coffin, raven; D012 - Dawson, Nina; E029 - Ametov, Biana; E050 - Johnson, demetrius; E063 - Rhoades, Ericka; E066 - Larry, Dominique; E130 - Woodard, Ila; E141 - rivera, Anastaisa; E158 - Napper, Katiaya Valinda; E162 - Smith , Nicole; E168 - Davis, Sheila; E178 - bythewood, Shatavia; E189 - wilson, Kendrick; E195 - jackson, Donte; E199 - Roseboro, Shaniyah; E206 - mungin, Paul; F015 - Collins, John; F022 - troupe, james; F030 - Bissainthe, Renan; F034 - Rosario, Ruben; F054 - slaughter, jermain; F057 - brown, Destiny; G008 - adisme, Nadia; G018 - Harris, Venetha; G054 - Louis, Arnold; G059 - Kelly, James key; H006 - kelley, Jasmine; H009 - Middleton, Darise; H013 - Murphy, Karla; H014 - JONES, ANQUENETTE; H044 - Pease, Darien; H046 - Muller, Jourdan; H051 - Mills, Charles; H057 - hughes, Devanna; H067 - Smith, Kasanthian; J032 - Roberson, JaBari; J034 - Monlin, Alexis; J037 - Tejada, Lloisa; J059 - gunn, Devon; J061 - Thomas, Laquanza; J065 - Jr, Clarence Thomas; J066 - Evans, Antinette

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 25-02640H

SECOND 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. 732.2211, 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 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, 2025 25-02644H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-002341
IN RE: ESTATE OF YOURY JOSEPH Deceased.

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 732.2211.

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@FTECounse.com
For Service of Documents only:
Service@FTECounsel.com
September 5, 12, 2025 25-02645H

SECOND 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

SECOND 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

THIRD INSERTION

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

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

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

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

Victor D. Crist
Clerk of Court
(SEAL) Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Aug. 29; Sep. 5, 12, 19, 2025
25-02522H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
LV10160
Business Observer

THIRD 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

OFFICIAL COURTHOUSE WEBSITES
MANATEE COUNTY
manateeclerk.com
SARASOTA COUNTY
sarasotaclerk.com
CHARLOTTE COUNTY
charlotteclerk.com
LEE COUNTY
leeclerk.org
COLLIER COUNTY
collierclerk.com
HILLSBOROUGH COUNTY
hillsclerk.com
PASCO COUNTY
pascoclerk.com
PINELLAS COUNTY
mypinellasclerk.gov
POLK COUNTY
polkcountyclerk.net
ORANGE COUNTY
myorangeclerk.com
LV20890_V5

--- ESTATE ---

SECOND INSERTION

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

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 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:

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.

Property Address: 6003 CHELLAS COURT, LUTZ, FL 33558

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

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

Dated this 20th day of August 2025.
/s/ 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
September 5, 12, 2025 25-02691H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
File No: 2025-CP-001454
Division: PROBATE
IN RE: ESTATE OF MARGARITA E. MINGOTT VEGA Deceased

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. Twiggs, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
/s/ OSCAR VEGA
OSCAR VEGA
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

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.
LV18237_V9

SECOND INSERTION

NOTICE OF ACTION
(**formal notice by publication**)
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000258
IN RE: ESTATE OF TERRY TALTON Deceased.

TO: RONALD TALTON, FATHER OF TERRY TALTON

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.

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

Signed on this 2 day of SEPTEMBER, 2025.

First publication on September 5, 2025

As Clerk of the Court
(SEAL) By: RYAN MARSH
As Deputy Clerk
Ashly Mae Guernaccini, Esq.,
314 S. Missouri Avenue, Suite 201,
Clearwater, Florida 33756
September 5, 12, 19, 26, 2025
25-02687H

SECOND INSERTION

NOTICE OF PUBLIC SALE

U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com, to satisfy the self-storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged.

U-Stor, (Tampa East) 4810 North 56th St., Tampa, FL 33610 on Wednesday, September 17, 2025, @ 10:00 AM.
N-27 Happy Lee
J-4 Yassine Quassini
O-5 Deandre Turner
September 5, 12, 2025 25-02686H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CC-008991
DIVISION: M
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).

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

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

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

LOT 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.

more commonly known as 8407 North Orleans Avenue, Tampa, FL 33604.

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.

"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 20 day of AUGUST, 2025.

Victor D. Crist
Circuit and County Courts
(SEAL) By: Isha Tirado-Baker
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130,
Boca Raton, FL 33487
24-332279 FC01 SUU
September 5, 12, 2025 25-02638H

SECOND INSERTION

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

NOTICE IS GIVEN that, in accordance with the order granting plaintiff's motion to cancel and reschedule Foreclosure sale dated 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:

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

Property Address: 10510 ROCHESTER WAY, TAMPA, FL 33626

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

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

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
September 5, 12, 2025 25-02662H

SECOND INSERTION

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

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed 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; NORTHDALE CIVIC ASSOCIATION, INC.; are defendants. VICTOR CRIST, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.HILLSBOROUGH.REALFORECLOSE.COM, at 10:00 A.M., on September 22, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 5, NORTHDALE SECTION E UNIT NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 28th day of August 2025

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 20-00860 SPS
V6.20190626
September 5, 12, 2025 25-02637H

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-002828
Division B
IN RE: ESTATE OF BARBARA J. PUJALS a/k/a BARBARA PUJALS, Deceased.

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.

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 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.

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 September 5, 2025

FRANCISCO ACOSTA
Personal Representative
125 Leeward Is.
Clearwater Beach, FL 33767
KELLY FIGLEY
Personal Representative
3301 Sierra Circle
Tampa, FL 33629
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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-012099
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
DESIREE PADILLA, et al,
Defendant(s).

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:

LOTS 6 AND 7, BLOCK 8, REVISED MAP OF RUBENSTEINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 4311 E FRIERSON AVE TAMPA FL 33610

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

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

Dated this 1 day of September, 2025.

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
September 5, 12, 2025 25-02663H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 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.

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:

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 HILLSBOROUGH COUNTY, FLORIDA.

TAX ID: U-04-32-19-A2D-000036-00003.0

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.

You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org

Dated this 28th day of August, 2025.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 20-F01875
September 5, 12, 2025 25-02649H

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 21-CA-006663
BANK OF AMERICA, N.A., Plaintiff, vs.
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).

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:

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 COUNTY, FLORIDA

Property Address: 2328 W CHERRY ST, TAMPA, FL 33607

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

IMPORTANT

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

Dated this 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
21-111026 - MaM
September 5, 12, 2025 25-02679H

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. 2023-CA-012341
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.
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.

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:

Parcel A:

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:

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;

And

Parcel B:

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 recorded in Plat Book 5, Page 55, Public Records of Hillsborough County, Florida, described as follows:

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;

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.

And

Parcel C:

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:

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.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-05967FL
September 5, 12, 2025 25-02650H

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: UNKNOWN SPOUSE OF GARRENT CRAWFORD
(Affidavit of Diligent Search and Inquiry filed 8/26/25 – See Docket Entry #66)

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 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; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 27 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
September 5, 12, 2025 25-02653H

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-029228
DIVISION: J
MIRA LAGO WEST HOMEOWNERS ASSOCIATION, INC., Plaintiff, v.
JONATHAN ALAN GULLA, CHENYANG XU, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2 Defendants.

TO: CHENYANG XU
518 YORK DALE DR.
RUSKIN, FL 33570

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.

ADDRESS: 518 York Dale Dr., Ruskin, Florida 33570

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.

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. Executive 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:

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 28 day of AUGUST, 2025.

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

Brenton J. Ross, Esq.
5550 W. Executive Drive, Suite 250
Tampa, FL 33609
September 5, 12, 2025 25-02633H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-006366
WELLS FARGO BANK, N.A., Plaintiff, VS.
UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF CLAUDIA C. CRAWFORD, DECEASED; et al., Defendant(s).

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before September 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.

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

Dated on August 22, 2025.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
401 W. Linton Blvd. Suite 202-B
Delray Beach, FL 33444
1113-14789B
Ref# 12280
September 5, 12, 2025 25-02632H

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 13th JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 25-CA-004162
DIVISION: K
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff vs.
COSTA DIAS INC., et al., Defendants

TO: PHILLIPI COSTA
8273 SWANN HOLLOW DRIVE, TAMPA, FL 33647
191 CHARLES ST APT 1, LOWELL, MA 01852
COSTA DIAS INC.
1120 CONCH COURT, WESLEY CHAPEL, FL 33544
191 CHARLES ST APT 1, LOWELL, MA 01852
8273 SWANN HOLLOW DRIVE, TAMPA, FL 33647
AND TO: All persons claiming an interest by, through, under, or against the aforesaid Defendant(s).

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

A PORTION OF LOT 1, BLOCK 1, HANKINS ACRES, RECORDED IN PLAT BOOK 31, PAGE 51, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, 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 TOWNHOMES PLAT.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before OCTOBER 3, 2025; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

IMPORTANT

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 27 day of AUGUST, 2025.

Victor D Crist
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

Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(23-002461-03)
September 5, 12, 2025 25-02652H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 29-2022-CA-001165
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
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, et al. Defendant(s).

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:

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 RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 4630 COURTLAND ST, TAMPA, FL 33610

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

IMPORTANT

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

Dated this 2 day of September, 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
21-073949 - MaM
September 5, 12, 2025 25-02680H

--- SALES / ESTATE ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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 lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 2 day of September, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
24-236074 - MaM
September 5, 12, 2025 25-02677H

SECOND 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

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-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

--- ACTIONS ---

SECOND 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 Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents, or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced against you for breach of contract, unjust enrichment and construction lien foreclosure for a Claim of Lien on the following real property, lying and being situated in Hillsborough County, Florida, more particularly described as follows:

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF HILLSBOROUGH, AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

LOT 42, BLOCK D, TWIN LAKES - PARCEL D2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 21-1 THROUGH 21-3, INCLS., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA more commonly known as 5131 Coopers 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 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. THE COURT'S ADA COORDINATOR WEB PAGE LINK BELOW DETAILS THE NATURE OF THE ACCOMMODATIONS THAT CAN BE PROVIDED BY THE FLORIDA COURTS UNDER THE ADA. PHONE: (8113) 272-7040 OR ADA@FLJUD13.ORG.

WITNESS my hand and seal of this Court on the 29 day of AUGUST, 2025.

VICTOR D. CRIST
Circuit and County Courts
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
(SEAL) By: /s/ Isha Tirado-Baker
Deputy Clerk

Samantha Darrigo, Esquire,
BITMAN, O'BRIEN, PLLC,
Attorneys for Plaintiff,
610 Crescent Executive Ct., Suite 110,
Lake Mary, FL 32746
September 5, 12, 2025 25-02672H

SECOND 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 that seven days. If you are hearing or voice impaired, call 711.

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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

--- ACTIONS ---

FOURTH INSERTION

Notice of Action
IN THE CIRCUIT COURT, OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.2025-25-CA-7025
CYNTHIA COLEMAN,
Plaintiff, -vs-
WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON, ALL UNKNOWN HEIRS AND BENEFICIARIES OF WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON, and all parties claiming an interest
Defendants

TO: WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON, ALL UNKNOWN HEIRS AND BENEFICIARIES OF WILLIAM BARLOW AND ANN BARLOW, JAMES EATON AND EVELYN EATON,
and all parties claiming interests by, through, under or against Defendant Cynthia Coleman and all parties having or claiming to have any right, title or interest in the property herein.

YOU ARE HEREBY NOTIFIED that an action has been commenced against you to quiet title on real property, lying and being and situated in HILLSBOROUGH County, Florida, which is more particularly described as follows:

PARCEL 1
BEGINNING AT A POINT 820 FEET WEST OF THE SOUTHEAST CORNER OF THE SW ¼ OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUHG COUNTY, FLORIDA, AND RUN THENCE NORTH 978 FEET FOR A POINT OF BEGINNING; THENCE RUN 60 FEET; THENCE EAST 225 FEET; THENCE SOUTH 60 FEET; THENCE WEST 225 FEET TO A POINT OF BEGINNING, LESS THE WEST 25 FEET THEREOF FOR ROAD PURPOSES.
PARCEL 2
BEGINNING AT A POINT 820 FEET WEST OF THE SOUTHEAST CORNER OF THE SW ¼ OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE NORTH 918 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 60 FEET; THENCE EAST 225 FEET, THENCE SOUTH 60 FEET; THENCE WEST 225 FEET TO A POINT OF BEGINNING, LESS THE WEST 25 FEET THEREOF FOR ROAD PURPOSES.

This action has been filed against you and you are required to serve a copy of your written defense, if any upon Plaintiff's Attorney, STUART GLENN, ESQ within thirty days after the first publication of this notice, 9/22/2025 and to file the original with the Clerk of the Court either before service on the Plaintiff's attorney or immediately thereafter otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 15 day of 8, 2025

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

STUART GLENN, ESQ
Aug. 22, 29; Sep. 5, 12, 2025
25-02467H

FOURTH INSERTION

NOTICE OF ACTION – CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CA-006234
Division: J
In re: The Dissolution of ALAFIA LAND COMPANY, a dissolved Florida corporation
INNOVATIVE LAND MANAGEMENT, LLC, a Delaware limited liability company,
Petitioner, v.
ALAFIA LAND COMPANY, a dissolved Florida corporation, and any and all unknown assigns, successors in interest, trustees, or any other party claiming by, through, under, or against Alafia Land Company; and any and all Unknown Parties claiming by, through, under, or against James F. Taylor, Jr., John M. Allison, M.G. Gibbons, Jr., and Joseph W. Castello, Jr. who are known to be dead or are not known to be dead or alive, whether said Unknown Parties may claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants,
Respondents.

TO: ALAFIA LAND COMPANY, A DISSOLVED FLORIDA CORPORATION, AND ANY AND ALL UNKNOWN ASSIGNS, SUCCESSORS IN INTEREST, TRUSTEES, OR ANY OTHER PARTY CLAIMING BY, THROUGH, UNDER, OR AGAINST ALAFIA LAND COMPANY; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST JAMES F. TAYLOR, JR., JOHN M. ALLISON, M.G. GIBBONS, JR., AND JOSEPH W. CASTELLO, JR. WHO ARE KNOWN TO BE DEAD OR ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS, AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED that an action has been filed against you seeking to appoint a successor trustee of the dissolved corporation, Alafia Land Company, to convey certain real property described below:

All of the roads or streets portrayed on the plat of SOUTH TAMPA recorded in Plat Book 6, page 3, public records of Hillsborough County, Florida, lying within, between, and adjacent to the areas identified as follows, all of which are in TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA:
Section 10:
Lots 7 and 10 in NE 1/4
Lots 6 and 7 in the NE 1/4
East 1/2 of Lot 6 and East 1/2 of Lot 11 in the NE 1/4
Lots 10 and 11 in the NE 1/4
Lots 14 and 15 in the NE 1/4
Lot 2 in the SE 1/4 and Lot 15 in the NE 1/4
Lots 7 and 10 in the SE 1/4.

and that you are required to serve a copy of your written defenses, if any, to it on JOHN N. MURATIDES, the petitioner's attorney, whose email address is JMuratides@stearnsweaver.com and address is Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Post Office Box 3299, Tampa, Florida 33601, Telephone: (813) 223-4800, within thirty (30) days after the first publication of this Notice of Action – Constructive Service, and file the original with the clerk of this Court at 419 Pierce St., Rm #125, Tampa, Florida 33602 or P.O. Box 989, Tampa, Florida 33601, either before service on the petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

DATED 8/18/2025.

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

JOHN N. MURATIDES,
the petitioner's attorney,
JMuratides@stearnsweaver.com
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.,
Post Office Box 3299,
Tampa, Florida 33601,
Telephone: (813) 223-4800
#13976071 v1
Aug. 22, 29; Sep. 5, 12, 2025
25-02482H

--- TAX DEEDS / PUBLIC SALES ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 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 BDRY OF LOT 4 16 FT FOR POB THN CONT N 26 DEG 09 MIN 06 SEC W ALG E BDRY OF LOT 4 & 3 93.92 FT TO NE COR OF LOT 3 THN N 59 DEG 36 MIN 38 SEC E 99.30 FT THN S 29 DEG 12 MIN 02 SEC E 209.68 FT TO PT ON ELY BDRY OF SD LOT 9 THN N 42 DEG 35 MIN 02 SEC W 113.02 FT THN S 63 DEG 38 MIN 40 SEC W 78.22 FT TO POB
PLAT BK / PG: 17 / 1
SEC - TWP - RGE: 30 - 28 - 19
Name(s) in which assessed:
APPROVED ONE LLC
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/9/2025) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 8/4/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
BY Adrian Salas, Deputy Clerk
Aug. 29; Sep. 5, 12, 19, 2025
25-02546H

THIRD 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

THIRD INSERTION

Public Notice
Luis E. Crespo, M.D., ME0046399, will be retiring from the practice of medicine on September 26, 2025. Crespo & Associates, P.A. will also close on September 26, 2025. All patient records will be automatically transferred to Physician Partners of America 4730 N Habana Ave, Suite 104, Tampa, FL 33614.
Aug. 29; Sep. 5, 12, 19, 2025
25-02563H

THIRD INSERTION

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

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

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

THIRD INSERTION

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

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

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

--- PUBLIC SALES ---

SECOND 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.storagetreasures.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.storagetreasures.com.
1049 - Moronta, Jackie; 1059 - Hart, Tammy; 1077 - James, Tasheika; 6041 - Palmer, Daniel; 7076 - Mason, Tkera; 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.storagetreasures.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.storagetreasures.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, Bluette; G102 - Ayesh, 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) 773-6681
Time: 10:15 AM
Sale to be held at www.storagetreasures.com.
1021 - Zhang, Lei; 1073 - Green, Tawana Boone; 1094 - Love, MDaezha; 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 - Merinoconte, 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.storagetreasures.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, Tyjaih; 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.storagetreasures.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.storagetreasures.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.storagetreasures.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, Adlinelena 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.storagetreasures.com.
0130 - Spodar, Derek; 0205 - Archie, Katrice; 0217 - Gufford, Tabatha; 0246 - Escoriaza, 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; 0426 - 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, Waltlesha; 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, tumeka; 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.storagetreasures.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.storagetreasures.com.
A0114 - wiggins, Jazzmine; 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.storagetreasures.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, Yinela; 4311 - Burkart, Stephanie; 5011 - Gonzalez, Fernando; 5110 - Pedrosa, Lasandra; 5114 - Miranda, Nelson; 5307 - Americas Elite Painting Corp Figueroa, Isaias

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:30 PM
Sale to be held at www.storagetreasures.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; 4039 - Horton, Felicia; 5016 - Smith, Jamieka; 5032 - Gentleman, Jonathan; 5049 - 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.storagetreasures.com.
1011 - Hammonds, Tamesha; 1072 - HANNAH, JOVAN; 1114 - Figueroa, Diana; 1141 - VARGAS, MELANIA; 1150 - Weaver, Roger; 1204 - Britton, Allen; 1211 - Kuhla, 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002920
IN RE: ESTATE OF BONNIE JEAN GORDON Deceased.

The administration of the estate of BONNIE JEAN GORDON, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's 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 September 5, 2025.

Personal Representative:
BRAD A. GORDON
15418 Lake Magdalene Blvd.
Tampa, Florida 33613
Attorney for Personal Representative:
Jeffrey A. Aman, Esquire
Attorney for Personal Representative
Florida Bar Number: 437417
AMAN LAW FIRM
282 Crystal Grove Boulevard
Lutz, Florida 33548
Telephone: (813) 265-0004
Fax: (888) 870-8658
E-Mail: jeffa@amanlawfirm.com
Secondary E-Mail:
service@amanlawfirm.com
September 5, 12, 2025 25-02681H

SECOND 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 on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:
Gale Ailene Richardson
3308 Russett Drive
Tampa, Florida 33618
Attorney for Personal Representative:
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
September 5, 12, 2025 25-02621H

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-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 section 732.2211.

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

SECOND 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 HILLSBOROUGH 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. 732.2211, 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 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
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September 5, 12, 2025 25-02674H

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 29-2022-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 surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

IMPORTANT

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

Dated this 29 day of August, 2025.

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By: \S\Danielle Salem
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