Public Notices

Business Observer

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HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Museumazing located at 4205 W Morrison Ave, in the County of Hillsborough, in the City of Tampa, Florida 33629 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 10 day of September, 2025.

K.P. KENNETH LLC

September 19, 2025 25-02810H

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 ARTSI EMPORIUM located at 1601 MCCLOSKEY BLVD. in the City of TAMPA, Hillsborough County, FL 33605 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2025.

CARMEN BARKETT

September 19, 2025 25-02808H

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 Ignite Home Health located at 4830 W Kennedy Blvd. Suite 880 in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, 2025.

Ignite Home Health-Region 6 LLC

September 19, 2025 25-02806H

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 Justin Paul Family of Hutcheson Estate located at 1707 W Reynolds St in the City of Plant City, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2025.

Justin Paul Hutcheson

September 19, 2025 25-02809H

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 Element Vends located at 9903 Alsobrook Ave 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 11th day of September, 2025.

John Couch Vending LLC

John Couch

September 19, 2025 25-02815H

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 Jackson Dental located at 101 E Kennedy Blvd., Suite 300 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, 2025.

SMILE DESIGN JACKSON LLC

L. Michael Badger, MGR

September 19, 2025 25-02814H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES HAWKSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Hawkstone Community Development District (the "District") will hold its regular meetings for the Fiscal Year 2025-2026 at the office of Rizzetta & Co. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578. The meetings will be held on the following dates at 3:30 PM.

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 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 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 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578, by phone at (813) 533-2950, during normal business hours, by email at cnewsome@rizzetta.com, or on the District website, www.hawkstonecdd.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 person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Stephanie DeLuna, District Manager

September 19, 2025 25-02845H

FIRST INSERTION

WATER STREET TAMPA IMPROVEMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Water Street Tampa Improvement District ("District") will hold regular meetings for Fiscal Year 2026 at 1:00 P.M., at Strategic Property Partners, LLC, 1001 Water Street, Suite 1250, Tampa, Florida 33602, on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://www.wstid.net/.

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 (561) 571-0010 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.

District Manager

September 19, 2025 25-02835H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES WATERSET CENTRAL COMMUNITY DVELOPEMENT DISTRICT

The Board of Supervisors of the Waterset Central Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at The Waterset Club, 7281 Paradiso Dr. Apollo Beach, FL33572 on the dates and times as follows:

10:00 (10:00 a.m.)	17:30 (5:30 p.m.)
October 8, 2025	November 12, 2025
December 10, 2025	January 14, 2026
February 11, 2026	March 11, 2026
March 25, 2026 – BUDGET WORKSHOP	May 13, 2026
April 8, 2026	July 8, 2026
June 10, 2026	September 9, 2026
August 12, 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 in progress to a date, time, and place approved by the Board on the record at the meeting without additional notice. Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 or by calling the District Manager at (813)533-2950.

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)533-2950, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 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.

Ruben Durand, District Manager

September 19, 2025 25-02842H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES CHANNING PARK COMMUNITY DVELOPEMENT DISTRICT

The Board of Supervisors of the Channing Park Community Development District will hold its regular monthly meetings for Fiscal Year 2025/2026 at **4:30 P.M.** at the Channing Park Recreation Center, located at 17358 Chelsea Downs Circle, Lithia, FL 33547. The schedule is as follows:

January 15, 2026
April 16, 2026
August 20, 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 for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website:

https://www.channingparkcdd.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 19, 2025 25-02834H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES WATERSET NORTH COMMUNITY DVELOPEMENT DISTRICT

The Board of Supervisors of the Waterset North Community Development District will hold its regular monthly meetings for Fiscal Year 2025/2026 at **6:00 P.M.** at The Landing, located at 7012 Sail View Ln, Apollo Beach, FL 33572. The schedule is as follows:

October 28, 2025	
November 18, 2025	*Changed due to Thanksgiving
December 16, 2025	*Changed due to Christmas
January 27, 2026	
February 24, 2026	
March 24, 2026	
April 17,2026	Budget Workshop
April 28, 2026	
May 26, 2026	
June 23, 2026	
July 28, 2026	
August 25, 2026	
September 22, 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 for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website:

https://www.watersetnorthcdd.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 19, 2025 25-02841H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Foundation Real Estate Group, desiring to engage in business under the fictitious name of Foundation Realty Group located at 3405 Pine Top Drive, Valrico FL 33594 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 19, 2025 25-02811H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that the undersigned intend(s) to register the fictitious name of CATALINA FOOD GROUP {Business Name as provided by Section 865.09 Florida Statutes} Name(s) of Owner(s) or Director(s): CATALINA FINER FOOD, LLC 4709 N. LAUBER WAY, TAMPA, FL 33614

September 19, 2025 25-02829H

FIRST INSERTION

EXHIBIT "A" BOARD OF SUPERVISORS MEETING DATES ENCORE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

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

All meetings will convene at 1:30 p.m., and will be held at the Ella at Encore, located at 1210 Ray Charles Blvd. Tampa, Florida 33602.

September 19, 26, 2025 25-02833H

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 Impact Recruiting Solutions located at 400 N Ashley Dr Ste 1900 in the City of Tampa, Hillsborough County, FL 33602 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, 2025.

Lois K. Miller

Lois K. Miller

September 19, 2025 25-02813H

FIRST INSERTION

Westchester Special Dependent District Public Budget Hearing

The Westchester Special Dependent District is conducting a public budget hearing for the purpose of hearing public comment regarding its proposed FY 26 budget and 2026 assessment rate. The trustees will vote on the budget and assessment rate. The hearing will be conducted at the Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, FL 33626, on October 6, at 6:00 PM.

In accordance with Chapter 286, F.S., the public is advised that if a person decides to appeal any decision made by the Board of Trustees with respect to any matter considered at this hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodation will be provided with a 48-hour notice. For more information, call 813-873-7300.

District Manager

Alize Aninipot

September 19, 2025 25-02848H

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 PUROCLEAN EMERGENCY RESTORATION SPECIALISTS located at 1404 MERCANTILE CT UNIT B in the City of PLANT CITY, Hillsborough County, FL 33563 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of September, 2025.

SUNCOAST RESTORATION, LLC

September 19, 2025 25-02830H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that MORTGAGEONE, INC., OWNER, desiring to engage in business under the fictitious name of STORCH GROUP located at 8465 W LINEBAUGH AVE, TAMPA, FLORIDA 33625 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 19, 2025 25-02828H

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 CONCIERGE CONSTRUCTION MANAGEMENT, located at 2105 W. Watrous Avenue, in the County of Hillsborough, in the City of Tampa, Florida 33606, intends to register the said name with the Division of Corporations, Department of State, Tallahassee, Florida.

Dated at Hillsborough County, Florida, this 11th day of September 2025.

By: ALGEO CONSULTING SERVICES, LLC, Owner

September 19, 2025 25-02820H

LV20906_V11

SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Waterset South Community Development District (the "District") will hold public hearings on **October 14th, 2025, at 10:00 a.m., at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578,** to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's District Engineer's Report, Supplement to Master Capital Improvement Plan, dated July 17, 2025 (the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 933-5571 (the "District Manager's Office").

Also, on **October 14th, 2025, at 10:00 a.m.,** the Board will hold a special public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 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.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements (the "Improvements") are currently expected to include, but are not limited to, earthwork, roadways, underground and street lighting electrical system, wastewater collection, water distribution system, reclaimed water distribution system, stormwater management, 19th Avenue improvements, landscaping, hardscape and irrigation, recreational facilities, primary amenity center and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025 (the "Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The Assessment Report identifies each tax parcel identification number within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Assessment Unit (the "EAU"). The EAU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the Assessment Area, as described in the Assessment Report. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against lands within the Assessment Area. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than $170,835,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

TABLE 8: ASSESSMENT ALLOCATION - MAXIMUM ASSESSMENTS (1)

PRODUCT	UNITS	EAU	PRODUCT TOTAL PRINCIPAL (2)	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. (2)(3)	PER UNIT INSTLMT.
CONVENTIONAL						
Townhome 20'	132	0.40	$5,086,799	$38,536	$414,398	$3,139
Townhome 24'	72	0.48	$3,329,541	$46,244	$271,242	$3,767
Cluster Detached 31.25'	76	0.63	$4,576,192	$60,213	$372,801	$4,905
Single Family 40'	335	0.80	$25,819,356	$77,073	$2,103,383	$6,279
Single Family 50'	426	1.00	$41,041,216	$96,341	$3,343,438	$7,848
Single Family 60'	226	1.20	$26,127,647	$115,609	$2,128,498	$9,418
Single Family 70'	100	1.40	$13,487,723	$134,877	$1,098,782	$10,988
AGE QUALIFIED						
Duplex/Paired Villa	100	0.72	$6,559,755	$65,598	$534,393	$5,344
Single Family 50'	253	1.00	$23,050,250	$91,108	$1,877,797	$7,422
Single Family 60'	199	1.20	$21,756,521	$109,329	$1,772,403	$8,907
TOTAL	1,919		$170,835,000		$13,917,135	

(1) Represents maximum assessments based on allocation of the aggregate CIP costs. Actual imposed amounts expected to be lower.
(2) Product total shown for illustrative purposes only and are not fixed per product type.
(3) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the Hillsborough County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT A: BOUNDARY MAP

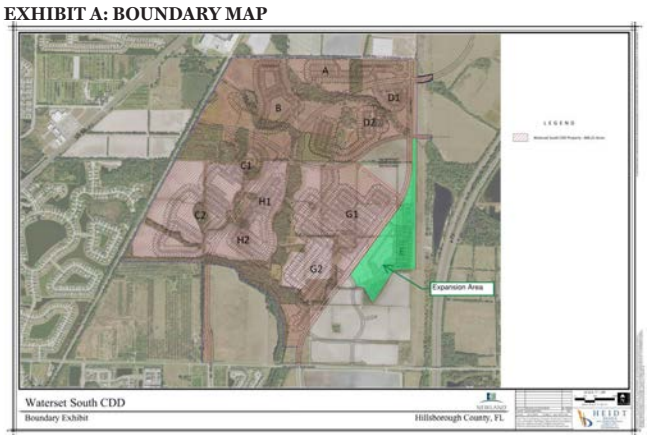


EXHIBIT B: Resolution 2025-20

RESOLUTION 2025-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[2025 BOUNDARY AMENDMENT- PHASE E]

WHEREAS, approximately 41.326 acres of land (the "New Lands") were recently added within the boundaries of the Waterset South Community Development District (the "District") pursuant to Ordinance 25-9 adopted by the Hillsborough County Board of County Commissioners effective February 12, 2025; and

WHEREAS, the New Lands were always planned to be added to the District; and

WHEREAS, the Board of Supervisors (the "Board") of the District has previously determined through Resolutions 2022-27, 2022-28 and 2022-30 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's District Engineer's Report, Supplement to Master Capital Improvement Plan, dated July 17, 2025, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, the New Lands benefit from the District's improvement plan; and

WHEREAS, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development Districts Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the New Lands, the amount of those benefits, and that special assessments will be made against the New Lands in proportion to the benefits received as set forth in the First Amendment to Master Special Assessment Allocation Report, dated July 17, 2025, attached hereto as **Exhibit** Band incorporated herein by reference and on file at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied on the New Lands will not exceed the benefit to the New Lands.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT:

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessments shall be levied against the New Lands to defray a portion of the cost of the Improvements.

3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A,** which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. The total estimated cost of the Improvements is $131,625,212.18 (the "Estimated Cost").

5. The Assessments against the lands within the District, inclusive of the New Lands, will defray approximately $170,835,000.00 which amounts include a portion of the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the New Lands, is set forth in **Exhibit B,** including provisions for supplemental assessment resolutions.

7. The Assessments shall be levied against the New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Assessments are levied and confirmed against the New Lands, the Assessments shall be paid in not more than (30} thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

11. There is hereby declared a public hearing to be held at 10:00 am on October 14th , 2025, at 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813} 933-5571.

12. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Hillsborough County (by two publications one week apart with the first publication at least twenty (20} days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30} days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Hillsborough County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of September, 2025.

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT
/s/ Amanda King
Chairperson, Board of Supervisors

ATTEST:
Ruben Durand,
Assistant Secretary
September 19, 26, 2025 25-02799H

FIRST INSERTION

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

The Board of Supervisors of the Grand Hampton Community Development District will hold its regular meeting on Thursday, October 2, 2025 at 3:00 p.m., at the Grand Hampton Clubhouse located at 8301 Dunham Station Drive, Tampa, Florida 33647. **There will be an Audit Committee meeting prior to the onset of the Board of Supervisors' meeting.** The Audit Committee will review, discuss and evaluate the proposals submitted in response to the RFP for Audit Services.

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

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

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

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

Grand Hampton Community Development District
Darryl Adams, District Manager
September 19, 2025 25-02869H

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 25-CA-007787
DIVISION: J
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 IKE WOOLFORK, III, DECEASED; IKE WOOLFORK, IV; LEEANNA WOOLFORK; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IKE WOOLFORK, III, DECEASED
LAST KNOWN ADDRESS:
UNKNOWN

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

LOT 5, BLOCK 19, GUERNSEY ESTATES, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS: 4519 S Cooper Pl, Tampa, FL 33611

has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 on or before OCTOBER 17, 2025, (no later than 30 days from the date of the first publication of this Notice of Action) 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.

If you are an individual with a disability who needs an accommodation in order access court facilities or participate in a court 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 Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 11 day of September, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
(SEAL) BY: Isha Tirado-Baker
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

FRENKEL LAMBERT WEISMAN & GORDON, LLP
ATTORNEY FOR PLAINTIFF
ONE EAST BROWARD BLVD.,
Suite 1111
FORT LAUDERDALE, FL 33301
TELEPHONE: (954) 522-3233 Ext. |
FAX: (954) 200-7770
EMAIL
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-102185-F00
September 19, 26, 2025 25-02831H

FIRST INSERTION

Notice of Fiscal Year 2026 Meetings
Cypress Mill
Community Development District

The Board of Supervisors of the Cypress Mill Community Development District will hold the regular meetings for Fiscal Year 2026 at the Offices of Inframark, 2005 Pan Am Circle Tampa, Florida 33607 on the second Thursday of every month at 9:30 a.m. 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 (preliminary 2027 budget)
June 11, 2026
July 9, 2026
August 13, 2026 (adopt the 2027 budget)
September 10, 2026

In addition to the regular meetings the Board will conduct workshop meetings at 6:30 P.M. at the Cypress Mill Clubhouse located at 15231 Miller Creek Drive, Sun City, Florida 33573 on the following dates:

October 8, 2025
November 12, 2025
December 10, 2025
January 7, 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

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.

Alba Sanchez
District Manager
September 19, 2025 25-02847H

FIRST INSERTION

BOARD OF SUPERVISORS
MEETING DATES
WYNNMERE EAST COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026

The Board of Supervisors of the Wynnmere East Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview FL 33578 unless otherwise indicated as follows:

October 2, 2025
March 5, 2026
May 7, 2026
August 6, 2026

The meetings are open to the public and will be conducted in accordance with the provision 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 Rizzetta & Company, 2700 S. Falkenburg Rd., Suite 2745, Riverview Fl 33578, or by calling 813-533-2950.

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 813-533-2950 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.

Stephanie DeLuna, District Manager
September 19, 2025 25-02843H

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC
MEETING DATES
RESERVE AT PRADERA
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors (the "Board") of the Reserve at Pradera Community Development District (the "District") will hold its regular meetings for Fiscal Year 2025/2026 at 10:30 A.M. at the Riverview Public Library, located at 9951 Balm Riverview Rd, Riverview, Florida 33578, except for the dates bolded below (January, February, May, and August) meetings will convene at 6:00 p.m. The meetings with asterisks will be held at the Offices of Rizzetta & Company, 2700 S. Falkenburg, Suite 2745, Riverview FL 33578.

October 23, 2025 *	10:30 a.m.
November 20, 2025 *	10:30 a.m.
December 11, 2025	10:30 a.m.
January 22, 2026	**6:00 p.m.**
February 26, 2026	**6:00 p.m.**
March 26, 2025	10:30 a.m.
April 23, 2026	10:30 a.m.
May 26, 2026	**6:00 p.m.**
June 23, 2026	10:30 a.m.
July 23, 2026	10:30 a.m.
August 27, 2025 *	**6:00 p.m.**
September 24, 2025	10:30 a.m.

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 2700 S. Falkenburg Road, Suite 2745, by phone at (813) 533-2950, during normal business hours, by email at cnewsome@rizzetta.com, or on the District website, www.reserveatpraderacdd.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.

Reserve at Pradera CDD
Stephanie DeLuna, District Manager
September 19, 2025 25-02844H

FIRST INSERTION

NOTICE OF PUBLIC SALE:
NOTICE IS HEREBY GIVEN THAT ON 10/11/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.
NAME: GD AUTO SOLUTIONS LLC 5YFB4MDE9RP180706 2024 TOYT COROLLA 2333.40/ 1FTFW1R61DFD53677 2013 FORD F150 12837.51 TEL:813-697-1791 MV#: MV-113380 LOCATION: 3707 N FLORIDA AVE TAMPA, FL 33603/
NAME: FINAL TOUCH AUTO CARE LLC JTMR6RFVXLD001778 2020 TOYT RAV4 10278.16 TEL:816-697-1791 MV#: MV112615 LOCATION: 217 SHERYL LYNN DR, BRANDON, FL 33510/
NAME: OLD TIME LOGISTICS INC 1JJV532D2JL071586 2018 WABA NAT 3368.41 TEL: 813-697-1791 MV#: MV111464 LOCATION: 1553 MCKAY BAY CT, TAMPA, FL 33619/
NAME: FONTENANCY AUTO REPAIR LLC 5XXGU4L14KG314766 2019 KIA OPTIMA 6694.93/ 2HGFC2F81MH557142 2021 HOND CIVIC 7027.32/ W1N0G8DB9MV284445 2021 MERZ 14162.43 TEL: 813-697-1791 MV#: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/
NAME: HERNANDEZ AUTO BODY SHOP LLC KMHLM4AG1PU485624 2023 HYUN ELANTRA 11954.81 TEL: 813-697-1791 MV#: MV-107652 LLOCATION: 4814 N HALE AVE TAMPA, FL 33614/
NAME: DREW PARK AUTO COLLISION LLC 3KPF24AD9NE456526 2022 KIA FORTE 10131.34/ 1FTFW1EF9EFC07857 2014 FORD F150 7393.88 TEL: TEL:816-697-1791 MV#: MV107665 LOCATION: 4816 N CHURCH AVE TAMPA, FL 33614/ VISBAL BODY SHOP INC 2C3CDXBG5LH208965 2020 DODG CHARGER 9244.42 TEL: 813-697-1791 MV#:MV104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/
September 19, 2025 25-02804H

FIRST INSERTION

Notice of Meetings
Fiscal Year 2025/2026
DG Farms 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 DG Farms Community Development District shall be held at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701. 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 19, 2025 25-02846H

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 South Plaza Electrical Project, Raymond James Stadium.

BID #24-26
South Plaza Electrical Project,
Raymond James Stadium

MANDATORY PRE-BID
CONFERENCE
Tuesday, September 30, 2025 at 10:00am (Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Wednesday, October 8, 2025
not later than 10:00am

Bid packages will be available for distribution on Friday, September 12, 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 10th Day of September 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
September 19, 2025 25-02805H

FIRST INSERTION

PUBLIC NOTICE
Effective Oct. 17, 2025, Omprakash Pansara, MD, is no longer providing care at WellMed.

Patients of Dr. Pansara may continue care at WellMed at Sun Lake

Patients can obtain copies of their medical records at:

WellMed at Sun Lake
18956 N. Dale Mabry Highway
Suite 102
Lutz, FL 33548
Phone: 1-813-948-8597
Fax: 1-813-949-5919

Sept. 19, 26; Oct. 3, 10, 2025
25-02850H

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 Expansion Joint Replacement Project.

BID #24-27
Expansion Joint Replacement Project,
Raymond James Stadium

MANDATORY PRE-BID
CONFERENCE
Thursday, October 2, 2025 at 10:00am (Entrance B/C off Himes Avenue - Raymond James Stadium)

BID DUE DATE
Tuesday, October 14, 2025
not later than 10:00am

Bid packages will be available for distribution on Friday, September 19, 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 15th Day of September 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY
September 19, 2025 25-02849H

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that MORTGAGEONE, INC., OWNER, desiring to engage in business under the fictitious name of STORCH MORTGAGE TEAM located at 2714 LOKER AVE WEST, SUITE 300, CARLSBAD, CALIFORNIA 92010 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 19, 2025 25-02865H

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that Eric Ebersole, desiring to engage in business under the fictitious name of Ebersole Media located at 1603 E Comanche Ave, Tampa, FL 33610) intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 19, 2025 25-02812H

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 Foundry Financial Group located at 1511 N West Shore Blvd Suite 800, in the County of Hillsborough, in the City of Tampa, Florida 33607 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 15th day of August, 2025.
GORENC ENTERPRISES, LLC
September 19, 2025 25-02851H

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 Modern_Root_N_Rust located at 7611 Loghouse Rd in the City of Plant City, Hillsborough County, FL 33702 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2025.
MODERN ROOTS N RUST LLC
September 19, 2025 25-02807H

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 Access Granted located at 2116 Richwood Pike Dr in the City of Ruskin, Hillsborough County, FL 33570 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of September, 2025.
David Lee Jr
September 19, 2025 25-02886H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 23-CA-016831
DIVISION: B
RF -Section I
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.
ROBERT R. TREFZ, JR.; RACHEL ANN NOLAN-TREFZ; CHATHAM WALK HOMEOWNERS 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 a Summary Final Judgment of Foreclosure dated August 27, 2025, and entered in Case No. 23-CA-016831 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 OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is Plaintiff and ROBERT R. TREFZ, JR.; RACHEL ANN NOLAN-TREFZ; CHATHAM WALK HOMEOWNERS 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, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on October 27, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 62, BLOCK 3, WYNNMERE WEST PHASES 2 AND 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE(S) 160 THROUGH 171, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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.

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.

DATED September 10, 2025.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-183499 / TM1
September 19, 26, 2025 25-02863H

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. 292025CA001492A001HC
DIVISION:
RF -Section I
CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2022-3, Plaintiff, vs.
ALPHA PROPERTIES 2 LLC A/K/A ALPHA PROPERTIES 21, LLC; VASILY VOROBEV; BALLENTRAE OF HILLSBOROUGH HOMEOWNERS 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 a Summary Final Judgment of Foreclosure dated September 8, 2025, and entered in Case No. 292025CA001492A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein CITIBANK N.A. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE ELLINGTON FINANCIAL MORTGAGE TRUST 2022-3 is Plaintiff and ALPHA PROPERTIES 2 LLC A/K/A ALPHA PROPERTIES 21, LLC; VASILY VOROBEV; BALLENTRAE OF HILLSBOROUGH HOMEOWNERS 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, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on November 3, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 28, IN BLOCK 8, OF BALLENTRAE SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 294, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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.

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.

DATED September 10, 2025.
By: /s/ Lisa A Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-203633 / TM1
September 19, 26, 2025 25-02862H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-002993
IN RE: ESTATE OF CHARLES ROSENZWEIG, Deceased.

The administration of the estate of Charles Rosenzweig, deceased, File Number 25-CP-002993, 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 name 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 19, 2025.

Petitioner:
Phyllis Rosenzweig
13500 Community Campus Drive, Unit 122
Tampa, Florida 33625
Attorney for Petitioner:
David F. Hines, Esq.
Florida Bar No: 1038894
The Hines Law Firm
745 W. Lumsden Rd.
Brandon, FL 33511
Telephone: (813) 738-8650
Email: dhines@tampa-litigation.com
September 19, 26, 2025 25-02803H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-3085
Division B
IN RE: ESTATE OF ALBERT MERLE CLEMENS Deceased.

The ancillary administration of the estate of Albert Merle Clemens, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George E. Edgecomb Courthouse, Room 101, 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the ancillary personal representative and the ancillary 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 19, 2025.

Ancillary Personal Representative:
/s/ Ruth Lois Clemens
Ruth Lois Clemens
8831 Twain Lane
Indianapolis, Indiana 46239
Attorney for Personal Representative:
/s/ Brian P. Buchert
Brian P. Buchert
Florida Bar Number: 55477
3249 W. Cypress Street, Ste. A
Tampa, Florida 33607
Telephone: (813) 434-0570
Fax: (813) 422-7837
E-Mail:
BBuchert@BuchertLawOffice.com
September 19, 26, 2025 25-02864H

FIRST INSERTION

NOTICE TO CREDITORS
(Ancillary)
IN THE CIRCUIT COURT OF THE 13th JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002807
IN RE: ESTATE OF HELEN M. HERRING Deceased.

The administration of the estate of Helen M. Herring, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602, file number 25-CP-002807. The names 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 CLAIMS 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 19, 2025.

Personal Representative
/s/ David H Herring
David Herring
44 Mentelle Park
Lexington, KY, 40502
Attorney for the Personal Representative
/s/ Gadiel A. Espinoza
Gadiel A. Espinoza, Esq.
Florida Bar No. 121831
LAW OFFICE OF GADIEL A. ESPINOZA, PLLC
3632 Land O' Lakes Blvd. Ste. 104-1
Land O' Lakes, FL 34639
Tel. (813) 897-0295
Email: office@gadielespinozalaw.com
September 19, 26, 2025 25-02801H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-002996
IN RE: ESTATE OF JAMES CANTY JR., Deceased.

The administration of the estate of James Canty Jr., deceased, File Number 25-CP-002996, 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 name 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 19, 2025.

Petitioner:
Vera Canty
2414 E Emma St
Tampa, FL 33610
Attorney for Petitioner:
David F. Hines, Esq.
Florida Bar No: 1038894
The Hines Law Firm
745 W. Lumsden Rd.
Brandon, FL 33511
Telephone: (813) 738-8650
Email: dhines@tampa-litigation.com
September 19, 26, 2025 25-02802H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3027
IN RE: ESTATE OF CESAR HERNANDEZ DONU, Deceased.

The administration of the estate of CESAR HERNANDEZ DONU, deceased, whose date of death was July 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 19, 2025.

CELIA MARTINEZ SEGURA
Personal Representative
1209 Vesper Lane
Seffner, FL 33584
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 19, 26, 2025 25-02798H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-003058
DIVISION: W
IN RE: ESTATE OF ROBERT LEE READ II, Deceased.

The administration of the Estate of Robert Lee Read II, deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 date of first publication of this notice is September 19, 2025.

Personal Representative:
Carline Stevenson
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams PA
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
September 19, 26, 2025 25-02856H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 25-CP-003151
DIVISION: B
IN RE: ESTATE OF MICHAEL GEOVANNI HERNANDEZ-AMAYA, Deceased.

The administration of the Estate of Michael Geovanni Hernandez-Amaya, deceased, whose date of death was December 12, 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 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 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 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 date of first publication of this notice is September 19, 2025.

Personal Representatives:
Ondina Amaya-Cantarero and Juan Hernandez-Maldonado
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Attorney for Personal Representatives:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams PA
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
September 19, 26, 2025 25-02855H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3146
IN RE: ESTATE OF MOLISA HERMANECIA SJOGREEN, aka MOLISA HERMANESIA SJOGREEN Deceased.

The administration of the estate of MOLISA HERMANECIA SJOGREEN, also known as MOLISA HERMANESIA SJOGREEN, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The 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 19, 2025.

DANIEL EDWIN TATE
Personal Representative
18077 Sailfish Drive
Lutz, FL 33558
Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 19, 26, 2025 25-02861H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-002808
IN RE: THE ESTATE OF KATHLEEN M. CLOR, Deceased.

The administration of the Estate of Kathleen M. Clor, deceased, whose date of death was December 1, 2024, File Number 25-CP-002808, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Hillsborough County, Probate Division, 800 Twiggs Street, Tampa, FL 33602. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

ALL CLAIMS NOT FILEDWITHIN 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 19, 2025.

Personal Representative
JAMES L. CLOR
Personal Representative
1131 Villeroy Drive
Sun City Center, FL 33573
Attorney for Personal Representative
/s/ Veronica Kazanowski
Veronica Kazanowski, Esq.
Attorney for Personal Representative
Florida Bar Number: 1044673
Victory Law
780 94th Avenue N., Suite 104
St. Petersburg, FL 33702
Office: 727-490-8712
Fax: 727-565-0684
Email: vk@victory-lawyers.com
September 19, 26, 2025 25-02858H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002186
Division U
IN RE: ESTATE OF JOYCE G. JORDAN Deceased.

The administration of the estate of Joyce G. Jordan, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 19, 2025.

Personal Representative:
Rebecca Lynn Jordan Jones
4812 W. Trapnell Road
Plant City, Florida 33566
Attorney for Personal Representative:
/s/ Benjamin C. Sperry
Benjamin C. Sperry, Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. Alexander Street, Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
Secondary E-Mail:
pleadings@sperrylaw-pc.com
September 19, 26, 2025 25-02800H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that ECS OPCO 1, LLC, 50 Main St, Ste 1000, White Plains, NY 10606, desiring to engage in business under the fictitious name of Spectrum Vascular, 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 19, 2025 25-02890H

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV18237_V25

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003166
Division A
IN RE: Estate of NORMAN STANLEY CARTER, Deceased.

The administration of the estate of Norman Stanley Carter, deceased, whose date of death was July 12, 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.

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

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

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

The personal representative 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 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, or a beneficiary as specified under s. 732.2211.

The date of first publication of this notice is: September 19, 2025.

/s/Angela D. Carter
Angela D. Carter
Personal Representative
1607 Brilliant Cut Way
Valrico, FL 33594

/s/Christian Smith
Christian Smith, Esq.
Attorney for Personal Representative
Florida Bar No. 1039145
Smith Will & Trust PLLC
4830 W. Kennedy Blvd., #600
Tampa, FL 33609
Telephone: (727) 424-1464
Email: christiansmithlaw@gmail.com
September 19, 26, 2025 25-02868H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003106
IN RE: ESTATE OF ALLAN MITCHELL DUREZA REDUTA Deceased.

The administration of the estate of ALLAN MITCHELL DUREZA REDUTA, deceased, whose date of death was August 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 430, 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 19, 2025.

Personal Representative:
MARIA DAISY DUREZA REDUTA
11551 Jack London Drive
Vallejo, California 94589

Attorney for Personal Representative:
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com
September 19, 26, 2025 25-02860H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-002731
DIVISION: A
IN RE: ESTATE OF RONALD MOTE, Deceased.

The administration of the Estate of Ronald Mote, deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 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 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 date of first publication of this notice is September 19, 2025.

Personal Representative:
Deborah Jodway
c/o Bennett Jacobs & Adams, P.A.
PO Box 3300,
Tampa, FL 33601

Attorney for Personal Representative:
Linda Muralt, Esquire
FL Bar No. 0031129
Bennett Jacobs & Adams, P.A.
PO Box 3300, Tampa, FL 33601
Phone (813) 272-1400
Fax (866) 844-4703
E-Mail: LMURALT@BJA-Law.com
September 19, 26, 2025 25-02859H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002830
IN RE: ESTATE OF MICHAEL CHRISTOPHER KWIECINSKI, Deceased.

The administration of the estate of MICHAEL CHRISTOPHER KWIECINSKI, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33602-3360. The names and addresses of the curator and the curator'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.

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.

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 19, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 19, 26, 2025 25-02867H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002744
Division: B
IN RE: ESTATE OF BEATRIZ MARIA TILL, Deceased.

The administration of the Estate of Beatriz Maria Till, deceased, whose date of death was June 12, 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 19, 2025.

Personal Representative:
Karen Burke
6909 N. Highland Avenue
Tampa, Florida 33604

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.co
September 19, 26, 2025 25-02866H

--- ACTIONS / SALES ---

FIRST INSERTION

PUBLICATION SUMMONS
STATE OF WISCONSIN
CIRCUIT COURT
WINNEBAGO COUNTY
Case No: 25-CV-000657
OSHKOSH COMMUNITY CREDIT UNION
250 Pearl Ave.
Oshkosh, WI 54901,
Plaintiff, v.
ANDREW C. TROCHINSKI
2510 W. Marquette Ave.
Tampa, FL 33614,
Defendant.

THE STATE OF WISCONSIN
To each person named above as a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is also served on you, states the nature and basis of the legal action.

Within 40 days after September 19, 2025, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the Court, whose address is 415 Jackson St., P.O. Box 2808 Oshkosh, Wisconsin 54903, and to the plaintiff's attorney, whose address is 735 N. Water Street, Suite 205, Milwaukee, Wisconsin 53202. You may have an attorney help or represent you.

If you do not provide a proper answer within 40 days, the Court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

We are attempting to collect a debt and any information obtained will be used for that purpose.

Dated this 12th day of September, 2025.

DARNIEDER & SOSNAY
By: Electronically signed by Michael A. Sosnay
Michael A. Sosnay,
Attorney for Plaintiff
State Bar No: 1059549

P.O. ADDRESS
735 N. Water Street,
Suite 205
Milwaukee, WI 53202
(414) 277-1400
Sep. 19, 26; Oct. 3, 2025 25-02796H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-CA-004755
Division: D
RODNEY L. EDDINS,
Plaintiff, vs.
NEW AGE LIQUID, LLC, a dissolved Florida limited liability company d/b/a CITY SIDE LOUNGE; NANCY C. MILLAN, in her capacity as HILLSBOROUGH COUNTY FLORIDA TAX COLLECTOR; MIDLAND CREDIT MANAGEMENT, INC., a foreign corporation authorized to do business in the State of Florida; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE;
Defendants.

NOTICE IS HEREBY GIVEN that under and by virtue of the Summary Final Judgment of Foreclosure entered on September 10, 2025, under Case No. 25-CA-004755 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein RODNEY EDDINS is the Plaintiff and NEW AGE LIQUID, LLC, a dissolved Florida limited liability company d/b/a CITY SIDE LOUNGE; MIDLAND CREDIT MANAGEMENT, INC., a foreign corporation authorized to do business in the State of Florida; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE; are the Defendants, Victor D. Crist, Clerk of the Court, will offer for sale and sell at an internet online auction, which may be accessed at http://www.hillsborough.realforeclose.com at 10:00 a.m., on November 4, 2025, the following described property situated in Hillsborough County, Florida:

Florida 4COP Liquor License No. BEV39-00936

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

If you are a person with a 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 11th day of September 2025.

/s/ Stephen M. Stone
STEPHEN M. STONE, ESQUIRE
Florida Bar No. 113096
Attorney for Plaintiff
725 North Magnolia Avenue
Orlando, Florida 32803
(407) 423-7910 Fax: (407) 423-8083
E-service: stephen@smstonelaw.com
Secondary: nancy@smstonelaw.com
September 19, 26, 2025 25-02817H

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-001324
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
KAREN A. GERSTENBLITH, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 04, 2024, and entered in 24-CA-001324 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and KAREN A. GERSTENBLITH; UNKNOWN SPOUSE OF KAREN A. GERSTENBLITH; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LAKESIDE COMMUNITY OWNERS 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 10, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 208, OF LAKESIDE TRACT B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGES 23-1 THROUGH 23-7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 11308 MARION LAKE CT, RIVERVIEW, FL 33569

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 12 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
24-175334 - ErS
September 19, 26, 2025 25-02822H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-000927
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR SALUDA GRADE ALTERNATIVE MORTGAGE TRUST 2023-SEQ3
Plaintiff(s), vs.
JENNIFER HAWKS; MATTHEW HAWKS
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 8, 2025 in the above-captioned action, the Clerk of Court, Victor D Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of October, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 12, BLOCK 43, BELMONT NORTH PHASE 2B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 129, PAGE 253, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property address: 9824 Ivory Drive, Ruskin, 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 before the clerk reports the surplus as unclaimed.

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

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

Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-013630-1
September 19, 26, 2025 25-02819H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 24-CA-009547
Division E
VALLEY NATIONAL BANK, Plaintiff, v.
CHANNELSIDE BREWING COMPANY LLC, a Florida limited liability company d/b/a CHANNELSIDE BREWING; MICHAEL R. BEARD a/k/a MICHAEL BEARD, an individual; BRADLEY F. EVANS a/k/a BRADLEY EVANS, an individual; CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, an individual; KEG CONNECT, LLC, a Florida limited liability company; CORPORATION SERVICE COMPANY, a Delaware corporation, AS REPRESENTATIVE; FUNDING METRICS, LLC, a Delaware limited liability company; and UNKNOWN TENANT(S) IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure (the "Final Judgment"), dated May 1, 2025, and the Amended Order Granting Plaintiff's Motion to Reset Foreclosure Sale, dated September 5, 2025, entered in Case No. 24-CA-009547 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein VALLEY NATIONAL BANK is Plaintiff and CHANNELSIDE BREWING COMPANY LLC d/b/a CHANNELSIDE BREWING, MICHAEL R. BEARD a/k/a MICHAEL BEARD, BRADLEY F. EVANS a/k/a BRADLEY EVANS, CHRISTOPHER C. CHOW a/k/a CHRISTOPHER CHOW, KEG CONNECT, LLC, CORPORATION SERVICE COMPANY, AS REPRESENTATIVE, FUNDING METRICS, LLC, and UNKNOWN TENANT(S) IN POSSESSION are Defendants, the Clerk of the Circuit Court, Hillsborough County, Florida, Victor D. Crist, will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for online auctions, at 10:00 AM on the 5th day of November 2025, the following described property as set forth in said Final Judgment to wit:

The North ½ of Lot 6, Block 2, Idlewild-On-The-Hillsborough, according to the map or plat thereof, as recorded in Plat Book 4, Page 106, of the public records of Hillsborough County, Florida.
Tax ID #: A-36-28-18-4EK-000002-00006.0
Property Address: 6002 N. Tampa Street, Tampa, Hillsborough County, Florida

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

If you are a person with a disability who needs 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 Street, Room 604, Tampa, FL 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 impaired call 711.

Attorney for Plaintiff:
Casey R. Lennox
Lennox Law, P.A.
P.O. Box 20505
Tampa, FL 33622
Phone: (813) 831-3800
Fax: (813) 749-9456
E-mail: clennox@lennoxlaw.com
September 19, 26, 2025 25-02825H

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: 2009-CA-029098
U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES, WMALT SERIES 2006-6 TRUST, Plaintiff v.
MARY ELLEN D. WOLFINGTON; et. al., Defendant(s),

NOTICE IS GIVEN that, in accordance with the Uniform Consent Final Judgment of Foreclosure dated May 30 2014, and the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated September 5, 2025, in the above-styled cause, the Clerk of Circuit Court Victor D. Crist, shall sell the subject property at public sale on the 23rd 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:

LOT 45, BLOCK 4, WESTWOOD LAKES PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 82, PAGE 33, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 12533 SPARKLEBERRY ROAD, 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.

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 12, 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 19, 26, 2025 25-02824H

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 292019CA008315A001HC
DIVISION: RF -Section I
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II, Plaintiff, vs.
JONESE A. GONZALEZ; et al. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 1, 2025, and an Order on Defendant's Motion to Cancel Foreclosure Sale dated September 19, 2025 and entered in Case No. 292019CA008315A001HC of the Circuit Court in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSRMF MH MASTER PARTICIPATION TRUST II is Plaintiff and JONESE A. GONZALEZ; et al. UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, Victor Crist, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, at 10:00 a.m., on October 21, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

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

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

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

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

DATED September 4, 2025.
By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-179705 / BJB
September 19, 26, 2025 25-02823H

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.: 2024-CA-002668
SPINNAKER ELITE, LLC, a Florida limited liability company, Plaintiff, v.
PASCO BAKER a/k/a PASCO BAKER, JR.; et al, Defendants.

NOTICE IS GIVEN that, pursuant to a Final Judgment of Foreclosure dated the 25th day of July, 2025 in Case No. 2024-CA-002668, of the Circuit Court of Hillsborough County, Florida, in which PASCO BAKER a/k/a PASCO BAKER, JR. and REBECCA BAKER a/k/a REBECCA ANN BAKER are the Defendants, the Clerk of this Court will sell to the highest and best bidder in an online sale at www.hillsborough.realforeclose.com, in Hillsborough County, Florida at 10:00 a.m. on October 16, 2025, the following described property set forth in the Order of Final Judgment:

The North 70 feet of the South one-half of the West one-half of Lot 12, Block 4 of W.E. HAMNER'S FOREST ACRES, according to the map or plat thereof as recorded in Plat Book 26, Page 44, Public Records of Hillsborough County, Florida.
Parcel ID #: A-13-28-18-3C7-000004-00012.4
C/K/A: 10915 N. Boulevard Street, Tampa, FL 33612-6613

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:

Hillsborough County's ADA Coordinator at (813) 272-7040

Please call at least 7 days before your scheduled court appearance, or immediately upon receiving a notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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 10th day of September 2025.
Respectfully submitted,
BROWN & KIMPTON, P.A.
By: /s/ Colton L. Chrimes
Colton L. Chrimes, Esq.
FBN #1011767
29750 US Hwy 19 N
Suite 205
Clearwater, FL 33761
Office (813) 528-4044
Facsimile (813) 855-8485
eservice@brownkimptonlaw.com
Attorney for Plaintiff
September 19, 26, 2025 25-02818H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 24-CA-005823
APC CS TRUST, Plaintiff, v.
MIDTOWN VENTURE GROUP, LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on April 21, 2025 and entered in Case No. 24-CA-005823 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, MIDTOWN VENTURE GROUP, LLC, et. al., are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on October 14, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

THE EAST 152.50 FEET OF LOT 13, BLOCK D, OF W.E. HAMNER`S HOMESTEAD ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE(S) 70, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND THE SOUTHERLY 20.00 FEET OF LOT 13, BLOCK D, LESS THE EAST 152.72 FEET THEREOF.

and commonly known as: 1414 MALUHIA DRIVE, TAMPA, FL 33612 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
September 19, 26, 2025 25-02827H

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. 17-CA-001045
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROMONIA C. BREEDY A/K/A ROMONIA BREEDY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2025, and entered in 17-CA-001045 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 UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROMONIA C. BREEDY A/K/A ROMONIA BREEDY; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM DAVIS JR; LANCELOT CRAWFORD; EDWARD SANDY; SHARON CRAWFORD; WILLIAM DAVIS, III; TONY DAVIS A/K/A TONY ALEXANDER DAVIS; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF HILLSBOROUGH COUNTY, FLORIDA; FLORIDA HOUSING FINANCE CORPORATION; FOUNDATION FINANCE COMPANY LLC; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AARON CHRISTOPHER DAVIS, DECEASED; KIMBERLY R D DUNN; WILLIAM DAVIS, SR. 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 08, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 9, 10, 11, 12, 13 AND 14, BLOCK 9 TAMPA TOURIST CLUB, TOGETHER WITH SOUTH 1/2 OF VACATED STREET ABUTTING ON LOTS 9, 11, AND 13 ON NORTH OF BLOCK 9 VACATED IN OFFICIAL RECORDS BOOK 4541, PAGE 1054, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 21, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 7706 E 25TH AVENUE, TAMPA, FL 33619

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 12 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
21-114350 - MiM
September 19, 26, 2025 25-02821H

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2026
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Shell Point Community Development District has scheduled their Workshop for **FISCAL YEAR 2026** on the **second Tuesday of every month at 6:00 p.m.** and Regular meetings on the **fourth Tuesday of every month at 6:00 p.m.** as listed below located **at the at the Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL 33570** on the following dates:

MEETINGS	**WORKSHOPS**
October 28, 2025	October 14, 2025
November 25, 2025	November 11, 2025
December 30, 2025	December 9, 2025
January 27, 2026	January 13, 2026
February 24, 2026	February 10, 2026
March 24, 2026	March 10, 2026
April 28, 2026	April 14, 2026
	Budget Workshop
May 25, 2026	May 12, 2026
June 23, 2026 **Budget Approval**	June 9, 2026
July 28, 2026	July 14, 2026
August 25, 2026	
Adopting Budget Hearing	August 11, 2026
September 22, 2026	September 8, 2026

*** = Meetings may be subject to change location depending on meeting facility availability.**

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Alize Aninipot, District Manager
September 19, 2025 25-02876H

FIRST INSERTION

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

The Board of Supervisors of the Westchester Special Dependent District will hold their regular monthly meeting on Monday, October 6, 2025, at 6:00 p.m.at the Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, FL 33626. **There will be a Second Audit Committee meeting immediately after the regular meeting.** The Audit Committee will review, discuss, and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 652-2454 at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Alize Aninipot, District Manager
September 19, 2025 25-02880H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-006718
DIVISION: H
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3
Plaintiff(s), vs.
THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF FAUSTINA HERNANDEZ AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; THE UNKNOWN TENANT IN POSSESSION,
Defendant(s).
TO: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF FAUSTINA HERNANDEZ AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS
LAST KNOWN ADDRESS: UNKNOWN
CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Hillsborough County, Florida, to foreclose certain real property described as follows:

LOTS 11, 12, 13 AND 14 BLOCK 5, BOURLANDS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. THE IMPROVEMENTS THEREON BEING KNOWN AS 2510 WEST HENRY AVENUE TAMPA, FLORIDA - 33614.

Property address: 2510 West Henry Avenue, Tampa, FL 33614

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

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

DATED this the 15 day of September, 2025.

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

Plaintiff Atty:
Padgett Law Group
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com
TDP File No. 25-008058-1
September 19, 26, 2025 25-02852H

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-006431
Division: C
STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
KALVIN E. BAILEY; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; HILLSBOROUGH COUNTY, FL,
Defendants,
TO: KALVIN E. BAILEY

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

Lot 115, Block 10, AYERSWORTH GLEN PHASE 3B, a subdivision according to the plat thereof recorded in Plat Book 134, Page 91, of the Public Records of Hillsborough County, Florida.
PIN: U-29-31-20-B5R-000010-00115.0
a/k/a 10310 Carloway Hills Dr
Folio: 077952-7410

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 October 14, 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 this September 8, 2025.
First Publication on September 19, 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 19, 26, 2025 25-02797H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 24-CA-009999
DIVISION: K
DANASHER, LLC AS TO 50% INTEREST AND REMIC INVESTMENTS, LLC, ISAOA/ATIMA, AS TO A 50% INTEREST,
Plaintiff, vs.
CHRISTOPHER LEWIS, INDIVIDUALLY AND AS TRUSTEE OF THE 9404 LAUREL LEDGE DRIVE LAND TRUST DATED JANUARY 23, 2024; et al.,
Defendant(s).
TO: MARC DANIEL EDWARDS
1221 East Hannah Avenue,
Tampa, Florida 33604

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida has been filed against you in the above-styled court.

The property is legally described as follows:

Lot 25, Block 12, BOYETTE FARMS PHASE 3, according to the Plat recorded in Plat Book 92, Page 87, as recorded in the Public Records of Hillsborough County, Florida.
Property Address:
9404 Laurel Ledge Drive,
Riverview, FL 33569

You are required to serve a copy of your written defenses, if any, to it on Plaintiff's Attorney:

Daniel Feinman, Esq.
FBN: 47507
3416 W. Harborview Drive
Tampa, FL 33611
646-320-7997
DFeinman@DFeinmanlaw.com

on or before the 30th day after this Notice of Action has been first published 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.

This notice shall be published once each week for four (4) consecutive weeks in a newspaper of general circulation in Hillsborough County, Florida.

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 15 day of SEPT, 2025.

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

Daniel Feinman, Esq.
FBN: 47507
3416 W. Harborview Drive
Tampa, FL 33611
646-320-7997
DFeinman@DFeinmanlaw.com
Sept. 19, 26; Oct. 3, 10, 2025
25-02857H

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-003382
SECTION # RF
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF HOMES 2023-NQM2 TRUST,
Plaintiff, vs.
JIMMY QUAN VU; WATERSET HOMEOWNERS ASSOCIATION, INC.; 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 13 day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 23, BLOCK 76, WATERSET PHASE 3C-1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE(S) 120 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
PROPERTY ADDRESS:
6204 COLMAR PL, APOLLO BEACH, FL 33572

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 04 day of September 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
24-02074
September 19, 26, 2025 25-02853H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO.: 25-CA-000923
GENERAL CIVIL DIVISION: J
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs
TAMPA BAY REI LLC, a Florida Limited Liability Company; ANDREW STEFFENS; CITY OF TAMPA; HILLSBOROUGH COUNTY CLERK OF COURT & COMPTROLLER; STATE OF FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 10th day of September 2025, in Case No. 25-CA-000923, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, is the Plaintiff and TAMPA BAY REI LLC, a Florida Limited Liability Company; ANDREW STEFFENS; CITY OF TAMPA; HILLSBOROUGH COUNTY CLERK OF COURT & COMPTROLLER; STATE OF FLORIDA; UNKNOWN TENANT #1; 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 9th day of October 2025, the following described property as set forth in said Final Judgment, to wit:

THE EAST 57 FEET OF THE WEST FEET OF LOT 1, BLOCK 6, REVISED MAP OF HOMESTEAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 913 EAST 28TH AVENUE, TAMPA, FL 33603

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_12th day of September 2025.
/s/ Shawn Taylor, Esq.
Shawn Taylo, Esq.
Fla. Bar Number: 103176
DELUCA LAW GROUP, PLLC
2101 N.E. 26TH Street,
Fort Lauderdale, FL 33305
Phone: (954) 368-1311|
Fax: (954) 200-8649
Email: staylor@delucalawgroup.com
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:
service@delucalawgroup.com
24-06413-1
September 19, 26, 2025 25-02826H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024-CA-003786
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
BRIAN ERIC PERRINE AKA BRIAN E. PERRINE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 25, 2025, and entered in Case No. 2024-CA-003786 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 Brian Eric Perrine aka Brian E. Perrine, Florida Housing Finance Corporation, Hillsborough County Clerk of the Circuit Court, State of Florida, 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 October 24, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

THE WEST 72.15 FEET OF THE EAST 567.90 FEET OF THE NORTH 140.0 FEET OF TRACT 9 IN THE NW 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 3. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 10.0 FEET THEREOF FOR RIGHT OF WAY OF 32ND AVE.
A/K/A 6815 S. 32ND AVENUE, TAMPA, FL 33619

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

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 15th 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/Silver Jade Bohn
FBN:95948
IN/24-007285
September 19, 26, 2025 25-02854H

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-003651
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
ALEXANDRA ANTHONY; JUSTIN ANTHONY; TRIPLE CREEK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 17, 2025 and entered in Case No. 24-CA-003651, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and ALEXANDRA ANTHONY; JUSTIN ANTHONY; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TRIPLE CREEK HOMEOWNERS 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 October 13, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 75, INCLUSIVE, OF TRIPLE CREEK PHASE 4 VILLAGE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 260 THROUGH 280, 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 12th day of September 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.: 24-00480 NML
V6.20190626
September 19, 26, 2025 25-02832H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-009922
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2002-2,
Plaintiff, vs.
LAURIE S LLOYD, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2025 in Civil Case No. 24-CA-009922 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2002-2 is Plaintiff and Laurie S Lloyd, 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 1st day of October, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The West 165.00 feet of the East 185.00 feet of the North 294.00 feet of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 28 South, Range 21 East, Hillsborough County, Florida, LESS the North 30.00 feet thereof for Knights-Griffin Road Right-of-Way.

TOGETHER WITH 1997 MOBILE HOME VIN# ALS02924.

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

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

/s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10946FL
September 19, 26, 2025 25-02816H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3097
IN RE: ESTATE OF IRIS DELIA COTTO RODRIGUEZ, Deceased.

The administration of the estate of IRIS DELIA COTTO RODRIGUEZ, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110. Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice 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 19, 2025.

IRMA RIVERA
Personal Representative
146 Barrington Drive
Brandon, FL 33511
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 19, 26, 2025 25-02839H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-3098
IN RE: ESTATE OF GABRIELLE EILEEN EGUIA, Deceased.

The administration of the estate of GABRIELLE EILEEN EGUIA, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 19, 2025.

MICHELLE FRANCIS EGUIA
Personal Representative
123 Hickory Creek Blvd.
Brandon, FL 33511
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
September 19, 26, 2025 25-02838H

FIRST INSERTION

SIMMONS VILLAGE NORTH COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the Board of Supervisors (**"Board"**) of the Simmons Village North Community Development District (the **"District"**), located in Hillsborough County, Florida, will hold Regular Meetings for Fiscal Year 2026 at 10:00 a.m., at Hilton Garden Inn Tampa/Riverview/Brandon, 4328 Garden Vista Drive, Riverview, Florida 33578 on the following dates:

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

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. 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 the meetings may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (**"District Manager's Office"**) during normal business hours or by visiting the District's website at https://simmonsvillagenorthcdd.com/.

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

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

District Manager
September 19, 2025 25-02878H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Probate Division
File No. 2025 CP 002525
IN RE: ESTATE OF JEFFREY THEODORE BROWN, Deceased.

The administration of the estate of JEFFREY THEODORE BROWN, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce 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.

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 19, 2025.

Signed on this 15th day of September 2025.

Stephanie T. Brown
STEPHANIE TRUSCHEL BROWN
Personal Representative
2309 Long Green Court
Valrico, FL 33596
Jonell E. Dreznin, Esq.
JONELL E. DREZNIN
Attorney for Personal Representative
Florida Bar No. 1064825
ICARD, MERRILL, CULLIS, TIMM FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
Telephone: 941.907.0006
Email: JDreznin@IcardMerrill.com
September 19, 26, 2025 25-02840H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003096
IN RE: ESTATE OF JUDITH ANN RIMMEY Deceased.

The administration of the estate of Judith Ann Rimmey, deceased, whose date of death was March 12, 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.

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 19, 2025

Personal Representative:
Colleen Powell
2105 Colville Chase Dr
Ruskin, FL 33570
Attorney for Personal Representative:
LaShawn Strachan, Esquire
Florida Bar Number: 0321760
10150 Highland Manor Dr., Suite 200
Tampa, FL 33610
Telephone: (813) 606-4111
Fax: (813) 606-4112
E-Mail: lstrachanesq@msn.com
September 19, 26, 2025 25-02872H

FIRST INSERTION

Notice of Fiscal Year 2026 Meetings
South Fork III
Community Development District

The Board of Supervisors of the South Fork III Community Development District will hold the meetings for Fiscal Year 2026 at the South Fork III Clubhouse, located at 11771 Ambleside Boulevard, Riverview, Florida 33579 on the third Thursday of every month at 5:30 p.m. at 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 (Budget Workshop)
June 18, 2026 (Approve Tentative Budget)
July 16, 2026 (Budget Public Hearing)
August 20, 2026
September 17, 2026

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 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.

Alba Sanchez, District Manager
September 19, 2025 25-02879H

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 Kensho Holdings SG PTE LTD located at 2808 W Parkland Blvd in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of September, 2025.

Kensho Holdings LLLP
Rumela Das
September 19, 2025 25-02873H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Daniel Indio Moreno will engage in business under the fictitious name CURBSIDEGUYS, with a physical address 20530 Colonial Isle Drive, Unit 107 Tampa, FL 33647, with a mailing address 20530 Colonial Isle Drive, Unit 107 Tampa, FL 33647, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 19, 2025 25-02874H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Coram Healthcare Corporation of Florida, 611 S. Howard Avenue, Tampa, FL 33606, desiring to engage in business under the fictitious name of CVS Infusion Care #48617, 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 19, 2025 25-02889H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 25-CA-002805
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.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 25-CA-002805 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST, Plaintiff, and COSTA DIAS INC., et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 17th day of October, 2025, the following described property:

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

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 50` 34" EAST (ASSUMED BEARING), 513.25 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 1; THENCE SOUTH 00 DEGREES 02` 09" EAST, 25.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57` 51" EAST, 44.35 FEET; THENCE SOUTH 00 DEGREES 02` 09" EAST, 64.68 FEET; THENCE SOUTH 89 DEGREES 57` 51" WEST, 44.35; THENCE NORTH 00 DEGREES 02` 16" WEST 64.68 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 48.34 FEET. A/K/A LOT 4, BLDG. 9, HAPSHIRE VILLAS UNRECORDED TOWNHOMES PLAT.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

IMPORTANT

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 12th day of September, 2025.

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1:
Karissa.Chin-Duncan@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By:Karissa Chin-Duncan, Esq.
Florida Bar No. 98472
23-002041-04(21844.0748)/
JSchwartz
September 19, 26, 2025 25-02836H

FIRST INSERTION

NOTICE OF MEETINGS
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of South Bay Community Development District will hold their meetings for Fiscal Year 2026 on the second Wednesday of every month as listed below at 1:00 p.m. at **Little Harbor POA Clubhouse** located at **611 Destiny Drive, Ruskin, Florida 33570,** on the following dates:

October 15, 2025* (Third Wednesday)
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026 (Budget Workshop)
May 13, 2026 (Tentative Budget Approval)
June 10, 2026
July 8, 2026
August 12, 2026 (Budget Public Hearing)
September 9, 2026

There may be occasions when one or more Supervisors may participate via telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. Meetings may be continued to a date, time and location to be specified on the record at the meetings without additional publication of notice.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 800-955-8771 (TTY)/800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any action taken by the Board at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure 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 19, 2025 25-02877H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-3084
IN RE: ESTATE OF JOSIE JACKSON MILLS A/K/A JOSIE MILLS, Deceased.

The administration of the Estate of JOSIE JACKSON MILLS, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address is 800 E Twiggs St, Tampa, FL 33602. The personal representative's and the personal representative's attorney names and addresses are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 THE FLORIDA STATUTES WILL BE FOREVER BARRED.

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

The first publication of this notice is September 19, 2025.

CLARENCE MILLS
Personal Representative
/S/ RICHARD M. RICCIARDI, JR.
RICHARD M. RICCIARDI, JR., ESQ.
Florida Bar No. 90567
YOUR ADVOCATES, P.A.
2050 McGregor Blvd.
Fort Myers, FL 33901
Phone: (239) 689-1096
Fax: (239) 791-8132
E-mail: rricciardi@your-advocates.org
September 19, 26, 2025 25-02884H

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES
SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the South Shore Corporate Park Industrial Community Development District (the "District") will hold their regular meetings for Fiscal Year 2023/2024 at 11:00 a.m. at the office of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 on the following dates:

• May 12, 2026
• August 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. 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 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578, (813) 533-2950, during normal business hours.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in 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.

Stephanie DeLuna, District Manager
September 19, 2025 25-02875H

--- 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-006479
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE3,
Plaintiff, vs.
FELIX DELVALLE, JR. A/K/A FELIX DEL VALLE, JR. A/K/A FELIX DELVALLE; UNKNOWN SPOUSE OF FELIX DELVALLE, JR. A/K/A FELIX DEL VALLE, JR. A/K/A FELIX DELVALLE; JACQUELIN SANTIAGO F/K/A JACQUELIN SANTIAGO DELVALLE A/K/A JACQUELIN S. DELVALLE A/K/A JACQUELIN SANTIAGO DEL VALLE A/K/A JACQUELIN DEL VALLE A/K/A JACQUELIN DELVALLE; UNKNOWN SPOUSE OF JACQUELIN SANTIAGO F/K/A JACQUELIN SANTIAGO DELVALLE A/K/A JACQUELIN S. DELVALLE A/K/A JACQUELIN SANTIAGO DEL VALLE A/K/A JACQUELIN DEL VALLE A/K/A JACQUELIN DELVALLE; BAY 2 BAY AREA HOLDING GROUP, LLC; FIRST STREET FINANCIAL, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT, HILLSBOROUGH COUNTY, FLORIDA; HILLSBOROUGH COUNTY, FLORIDA,
Defendant(s).
TO: Felix Delvalle, Jr. a/k/a Felix Del Valle, Jr. a/k/a Felix Delvalle
Residence Unknown
Unknown Spouse of Felix Delvalle, Jr. a/k/a Felix Del Valle, Jr. a/k/a Felix Delvalle
Residence Unknown
Jacquelin Santiago f/k/a Jacquelin Santiago Delvalle a/k/a Jacquelin S. Delvalle a/k/a Jacquelin Santiago Del Valle a/k/a Jacquelin Del Valle a/k/a Jacquelin Delvalle
Residence Unknown
Unknown Spouse of Jacquelin Santiago f/k/a Jacquelin Santiago Delvalle a/k/a Jacquelin S. Delvalle a/k/a Jacquelin Santiago Del Valle a/k/a Jacquelin Del Valle a/k/a Jacquelin Delvalle
Residence Unknown
First Street Financial, Inc.
Residence Unknown

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

THE NORTH 135 FEET OF THE EAST 66 FEET OF THE WEST 480 FEET OF TRACT 10 IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 19 EAST, LESS THE NORTH 15 FEET FOR ROAD, IN SOUTH TAMPA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THE NORTH 135 FEET OF THE EAST 99 FEET OF THE WEST 414 FEET OF TRACT 10, THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 19 EAST, LESS THE NORTH 15 FEET AND THE WEST 33 FEET THEREOF FOR STREET PURPOSES, IN SOUTH TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Street Address: 2402 South 67th Street, Tampa, Florida 33619

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before October 16, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on September 10, 2025.

Victor D. Crist
Clerk of said Court
(SEAL) By: Mustafa Divan
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:21-400065
September 19, 26, 2025 25-02881H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000971
Division A
IN RE: ESTATE OF JOSEPH J. HORVATH, Deceased.

The administration of the estate of JOSEPH J. HORVATH, deceased, whose date of death was November 7, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 19, 2025.

CYNTHIA HORVATH
F/K/A CYNTHIA A. HESS
Personal Representative
534 Fox Run Trail
Apollo Beach, FL 33572
JAMES S. EGGERT
Attorney for Personal Representative
Florida Bar No. 949711
EGGERT FITZPATRICK
811-B Cypress Village Blvd.
Ruskin, FL 33573
Telephone: (813) 633-3396
Email: jim@eggfitz.com
Secondary Email: leslie@eggfitz.com
September 19, 26, 2025 25-02887H

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-002767
IN RE: ESTATE OF ADA MARIE RAINES-YOUNG Deceased.

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

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

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

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

The case number and decedent's name are: ADA MARIE RAINES-YOUNG, File Number 2025-CP-002767.

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: 03/30/2025.

The date of first publication of this notice is: September 19, 2025.

The second week of publication is: September 26, 2025.

Personal Representative(s):
Howard Young.
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 19, 26, 2025 25-02883H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
FILE NO.: 2025-CP-003197
DIVISION: A
IN RE: ESTATE OF JOHNNY PRITCHARD Deceased.

The administration of the estate of JOHNNY PRITCHARD, deceased, whose date of death was July 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-003197; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS September 19, 2025.

Petitioner
BARBARA PRITCHARD
3614 Sugarcreek Drive
Tampa, FL 33619
Attorneys for Petitioner
D. Michael Lins, Esquire
Florida Bar No. 435899
J. Michael Lins, Esquire
Florida Bar No.: 1011033
LINS LAW GROUP, P.A.
14497 N. Dale Mabry Hwy.,
Suite 160-N
Tampa, FL 33618
Ph. (813) 386-5768
Primary E-mail:
mike@linslawgroup.com
Secondary E-Mail:
service@linslawgroup.com
September 19, 26, 2025 25-02885H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 22-CA-009358
FIRST-CITIZENS BANK & TRUST COMPANY, SUCCESSOR BY MERGER TO CIT BANK, N.A,
Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF GAITHER W. CROSS, et al.,
Defendants.

NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on October 22, 2025, at 10:00 a.m. ET, via the online auction site at http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit:

Lot 25, Block 5, Del Rio Estates, Unit No. 5, according to the map or plat thereof as recorded in Plat Book 40, Page 3, of the Public Records of Hillsborough County, Florida.

Property Address: 4407 Cobia Dr, Tampa, FL 33617

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

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

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

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

SUBMITTED on this 15th day of September, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
September 19, 26, 2025 25-02837H

FIRST INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 29-2019-CA-011369
DIVISION: G
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER,
Plaintiff, vs.
STANLEY PAULAS, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 22, 2025, and entered in Case No. 29-2019-CA-011369 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Nationstar Mortgage LLC d/b/a Mr. Cooper, is the Plaintiff and Stanley Paulas, Tristen Paulas, Chatham Walk Homeowners Association Inc, STANLEY PAULAS,TRISTEN ANJULI PAULAS, 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 October 13, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 15, BLOCK 3, WYNNMERE WEST PAHSE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 124, PAGE(S) 169 THROUGH 175, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A/K/A 729 CHATHAM WALK DRIVE, RUSKIN, FL 33570

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

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 17 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/ Nathan Gryglewicz
Florida Bar #762121
Nathan Gryglewicz, Esq.
IN/19-002156
September 19, 26, 2025 25-02882H

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-001765
GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1,
Plaintiff, v.
ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST VERA M. POTTS, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 15, 2025 and entered in Case No. 25-CA-001765 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein THE ESTATE OF VERA M. POTTS, are the Defendants. The Clerk of the Court, VICTOR CRIST, will sell to the highest bidder for cash at https://www.hillsborough.realforeclose.com on October 22, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:

LOT 3 AND 4, BLOCK H, HILLSBOROUGH PARK ADDITIONS TO PLANT CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 3, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 1903 N LIME STREET, PLANT CITY, FL 33563 (the "Property").

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

IMPORTANT

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

GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Telephone: (305) 501-2808
Facsimile: (954) 780-5578
By: /s/ Johanni Fernandez-Marmol
Jason Duggar, Esq.
FL Bar No.: 83813
Christophal Hellewell, Esq.
FL Bar No.: 114230
Anya E. Macias, Esq.
FL Bar No.: 0458600
Tara Rosenfeld, Esq.
FL Bar No.: 59454
Johanni Fernandez-Marmol, Esq.
FL Bar No.: 1055042
Joe Hynes, Esq.
FL Bar No.: 188654
Jimmy Edwards, Esq.
FL Bar No.: 81855
fcpleadings@ghidottiberger.com
September 19, 26, 2025 25-02871H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEETH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: [25-CA-004315
THE HAMMOCKS AT KINGSWAY HOMEOWNERS ASSOCIATION, INC. (F/K/A KINGSWAY ESTATES HOMEOWNERS ASSOCIATION, INC.),
Plaintiff, vs.
JEFFRA DE JESUS QUINONES, et al.,
Defendant(s).
TO: Jeffra De Jesus Quinones
1126 Fennel Green Dr.
Seffner FL 33584
Unknown Parties in Possession
1126 Fennel Green Dr.
Seffner FL 33584

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

Lot 13, Block 10, KINGSWAY PHASE 1, as per plat thereof, recorded in Plat Book 106, Page 162, 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, CARLOS ARIAS, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, 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's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

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 10, 2025

Victor D. Crist
CLERK OF THE COURT
(SEAL) By: Mustafa Divan
Deputy Clerk

CARLOS ARIAS, ESQUIRE,
Plaintiff's Attorney,
ARIAS BOSINGER, PLLC,
280 W. Canton Avenue, Suite 330,
Winter Park, Florida 32789
September 19, 26, 2025 25-02870H

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.
LV18237_V12

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002505
Division: B
IN RE: ESTATE OF RUBIN LEROY RUTLEDGE, JR. Deceased.

The administration of the estate of Rubin Leroy Rutledge, Jr., deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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.

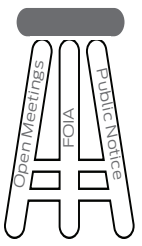
The date of first publication of this notice is September 19, 2025.

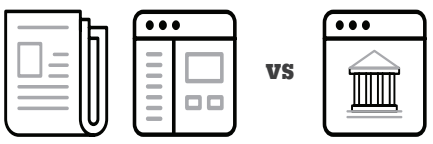
Personal Representative:
Kala L. Boyd
3628 Palm Crossing Drive, Apt. 101
Tampa, Florida 33613
Attorney for Personal Representative:
/s/ William Rambaum
William Rambaum, Attorney
Florida Bar Number: 0297682
PLG Law
3684 Tampa Road, Suite 2
Oldsmar, FL 34677
Telephone: (727) 781-5357
Fax: (704) 285-8136
E-Mail: brambaum@plglawyer.com
Secondary E-Mail:
sandra@plglawyer. com
September 19, 26, 2025 25-02888H

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
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- 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**

SUBSEQUENT INSERTIONS

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

SECOND 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

FOURTH 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

SECOND 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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10239

SECOND 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

SECOND 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

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10177

XNLV18187

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

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

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

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

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

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

Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

XNUV18187

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.

1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it

2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians

3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice

4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
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- School District Reports
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To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

XNLV18187

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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-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

SECOND INSERTION

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

SECOND 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

FOURTH 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

SECOND 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

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

--- ACTIONS / SALES / ESTATE ---

SECOND 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

SECOND 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

THIRD 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 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

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-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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-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

SECOND 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

SECOND 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

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

--- ACTIONS / SALES ---

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
CIVIL DIVISION
Case No. 24-CA-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

--- ACTIONS / SALES ---

SECOND INSERTION

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

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. 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

SECOND 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

SECOND 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

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-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

SECOND 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 ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-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

SECOND 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 24-CA-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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- SALES ---

SECOND 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

SECOND 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

SECOND INSERTION

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

--- TAX DEEDS / PUBLIC SALES ---

FOURTH 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

FOURTH 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

FOURTH 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.: 0237295000
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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

--- ACTIONS / SALES ---

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO: 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

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. 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

SECOND 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

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-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

SECOND 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

SECOND INSERTION

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

SECOND 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

SECOND 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