

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

| FIRST INSERTION  |  |  |
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| <b>NOTICE OF MEETINGS<br/>WATERLEAF COMMUNITY<br/>DEVELOPMENT DISTRICT<br/>AUDIT COMMITTEE MEETING<br/>AND REGULAR BOARD OF<br/>SUPERVISORS MEETING</b>  |  |  |
| The Waterleaf Community Development District Audit Committee will meet on Wednesday, October 15, 2025 at 2:00 p.m. at the Riverview Public Library, 9951 Balm Riverview Rd., Riverview, FL 33569. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Waterleaf Community Development District.   |  |  |
| The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at Waterleafcdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. |  |  |
| In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, the District will hold a closed session as it relates to District's security system plan. The closed session is expected to last approximately thirty (30) minutes but may end earlier or extend longer, depending upon the needs of the District. Immediately following the closed session, the Board will resume the regular meeting to discuss any business which may come before the Board.                   |  |  |
| Any member of the public interested in listening to and participating in the   |  |  |

| FIRST INSERTION  |                 |           |
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| <b>NOTICE OF BOARD MEETING<br/>BELMONT COMMUNITY<br/>DEVELOPMENT DISTRICT</b>  |                 |           |
| Notice is hereby given that the Board of Supervisors ("Board") of the Belmont Community Development District ("District") will hold a regular meeting of the Board of Supervisors on <b>October 15, 2025, at 10:00 AM</b> at the Vista Palms Clubhouse, 5019 Grist Mill Court, Wimauma, FL 33598.  |                 |           |
| The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at belmontcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.   |                 |           |
| Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com.   |                 |           |
| Additionaly, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.   |                 |           |
| Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager. |                 |           |
| Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.   |                 |           |
| Jason Greenwood, District Manager<br>Governmental Management Services – Tampa, LLC   | October 3, 2025 | 25-02991H |

| FIRST INSERTION  |                 |           |
|--|-----------------|-----------|
| <b>SOUTH SHORE COMMUNITY<br/>DEVELOPMENT DISTRICT<br/>REQUEST FOR PROPOSALS FOR<br/>ANNUAL AUDIT SERVICES</b>  |                 |           |
| The South Shore Community Development District (the "District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County, Florida and has an operating and debt service budget of approximately \$241,851.00. |                 |           |
| Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with   |                 |           |
| meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or at rmgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.  |                 |           |
| Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.                       |                 |           |
| Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.   |                 |           |
| Richard McGrath, District Manager<br>Governmental Management Services – Tampa, LLC   | October 3, 2025 | 25-02989H |

| FIRST INSERTION   |  |           |
|---|--|-----------|
| <b>HARBOR BAY COMMUNITY<br/>DEVELOPMENT DISTRICT<br/>REQUEST FOR PROPOSALS<br/>FOR PROPERTY AND AMENITY<br/>MANAGMENT SERVICES</b>  |  |           |
| The Harbor Bay Community Development District (the "District") is seeking proposals from qualified firms interested in providing property and amenity management services. In order to submit a proposal, each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, have been in continuous operation for at least five years, and otherwise meet any applicable requirements set forth by the District. The proposal package for property and amenity management services is available upon request to Daniel P. Lewis, Assistant District Counsel at dlewis@flgovlaw.com, acohen@flgovlaw.com, and fwiener@flgovlaw.com. |  |           |
| All proposals should include the following information, among other things described herein:<br>A. Completed proposal forms.<br>B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address, e-mail address, and phone number of a contact person.<br>C. Complete pricing showing the total cost of providing the Service(s), broken down as set forth on the provided price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these Services shall be segregated between the                 |  |           |
| actual funds being paid to the subcontractor and the mark up being charged by Proposer. Three years of pricing shall be included by the Proposer.   |  |           |
| Entities desiring to provide a proposal should submit an electronic copy of the proposal no later than October 31, 2025, at 5:00 p.m. (EST) to Daniel P. Lewis, Assistant District Counsel, at dlewis@flgovlaw.com, acohen@flgovlaw.com, and fwiener@flgovlaw.com.  |  |           |
| Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal or to make no award at all. The District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines in its discretion, it is in the best interest of the District to do so. The District, in its sole and absolute discretion, may make an award to one or more proposers or make no award at all.   |  |           |
| Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law.  |  |           |
| Any and all questions related to this project shall be directed in writing by e-mail only to Daniel P. Lewis, Assistant District Counsel, at dlewis@flgovlaw.com. Questions received after 4:00 p.m. (EST) on October 15, 2025, will not be answered. Answers to all questions will be provided to all proposers via e-mail.  |  |           |
| October 3, 2025   |  | 25-02990H |

| FIRST INSERTION  |                 |           |
|--|-----------------|-----------|
| <b>Notice of Meetings<br/>Fiscal Year 2025/2026<br/>Panther Trace II Community<br/>Development District</b>  |                 |           |
| 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 Panther Trace II Community Development District shall be held at <b>6:30 p.m. at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33569</b> . The meeting dates are as follows:   |                 |           |
| October 27, 2025<br>November 17, 2025<br>December 15, 2025<br>January 26, 2026<br>February 23, 2026<br>March 23, 2026<br>April 27, 2026<br>May 18, 2026<br>June 22, 2026<br>July 27, 2026<br>August 24, 2026<br>September 28, 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 Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132, 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 DPGF Management and Consulting, LLC at (321) 263-0132. 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.   |                 |           |
| Vesta District Services,<br>District Management  | October 3, 2025 | 25-03004H |

| FIRST INSERTION  |  |  |
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| <b>BOARD OF SUPERVISORS<br/>MEETING DATES<br/>STONEBRIER COMMUNITY<br/>DEVELOPMENT DISTRICT<br/>FISCAL YEAR 2025-2026</b>  |  |  |
| The Board of Supervisors of the Stonebrier Community Development District will hold their regular meetings for Fiscal Year 2025-2026 on the 2nd Thursday of the month at 6:00 PM at Heritage Harbor Clubhouse, 19502 Heritage Harbor Parkway, Lutz, FL, unless otherwise indicated as follows: |  |  |
| October 16, 2025<br>November 13, 2025<br>December 11, 2025<br>January 8, 2026<br>February 12, 2026<br>March 12, 2026<br>April 9, 2026<br>May 14, 2026<br>June 11, 2026<br>July 9 2026<br>August 13, 2026<br>September 10, 2026   |  |  |

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|---|-----------------|-----------|
| 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 c/o DPGF Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 (ext. 285).  |                 |           |
| 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 (407) 841-5524 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  | October 3, 2025 | 25-03003H |

| FIRST INSERTION  |  |   |
|--|--|---|
| <b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b><br>Please take notice SmartStop Self Storage located at 1610 Jim Johnson Rd Plant City FL 33566, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/23/25 at 2:30 PM. Contents include personal property along with the described belongings to those individuals listed below. |  |   |
| A-327<br>A-338<br>A-343<br>A-352<br>B-417<br>A-256<br>A-278<br>A-288<br>7-95<br>3-42<br>16-202<br>1-33<br>D-724<br>B-483<br>B-492  | WEBSTER, MITZI<br>Martin, Christopher<br>Heistand, Arty<br>Martin, Chris<br>Williams, Lisa<br>Jernigan, Vassie<br>Rico, Sandi<br>Whitaker, Hillary<br>Edwards Sr, Actavious<br>Roderick, Bill<br>Jacobsen, Therisa<br>McGee, Amanda<br>Fuell, Mary<br>White, Quanntaejah<br>Walden, Coby | Furniture, Cooler<br>Tools Electronics Toy<br>Clothing lamp toys boxes<br>Tools outdoor items<br>Furniture Electronics<br>Toys furniture artwork<br>Clothing outdoors (fishing) boxes/totes<br>Boxes/bags toys<br>BOXES TOTES<br>Computers, tools, furniture<br>Furniture; adjustable bed; step stool<br>Computers, furniture, tools<br>Exercise equipment furniture, lamps<br>Furniture Electronics Boxes<br>Musical instruments; exercise equipment; table saw<br>Household items<br>Tools Fishing poles Appliances<br>Tools outdoor items<br>Boxes Electronics Furniture<br>Tools Clothing Furniture<br>Household Goods, Scuba gear<br>Totes, bag, basket<br>Exercise equipment furniture, lamps |
| C-578<br>B-449<br>R/V-908<br>C-623<br>7-118<br>B-493<br>14-179<br>D-724  | Charles, Janae<br>Thomas, Christopher<br>Tim Abajian<br>Moore, Kelly<br>Shea, Brennen<br>Douglas, Karen<br>Ashley Williams<br>Fuell, Mary  |   |
| Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)599-1430.  |  |   |
| October 3, 10, 2025  |  | 25-03006H   |

| FIRST INSERTION   |   |  |
|---|---|--|
| <b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b><br>Please take notice SmartStop Self Storage located at 9811 Progress BLV. Riverview, Florida 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/23/2025 at 2:30pm. Contents include personal property described below belonging to those individuals listed below. |   |  |
| Unit B177B<br>Unit D202<br>Unit D203<br>Unit D208<br>Unit C023  | Grant, Jacob<br>Perkins, George<br>Herald, Cavoni<br>Culpepper, Ryan<br>Ellis, Troy   | Boxes, totes, clothing, sports/outdoors<br>Appliances, toys, boxes<br>Furniture, boxes, totes, bags<br>Appliances, furniture, sports<br>Furniture, boxes, bags, totes, electronics<br>Boxes, totes, furniture<br>Clothing, boxes, electronics<br>Clothing, boxes, totes, bags<br>Furniture, boxes, totes   |
| Unit C046<br>Unit D112<br>Unit D115<br>Unit D142  | Escobar Soto, Tamara<br>Lubin, Evans<br>Lalanne, Jean Daniel<br>Addison, Radeja /<br>Xpress Beauty Care<br>Lawson, Darrell<br>Garcia, Gariel<br>Boggs, Sherniky<br>Williams, Tanya<br>Robertson, Michelle<br>Lyte, Christopher<br>Bowman, Nickole<br>Negron, William<br>Doerr, Elijah<br>Padro Ortiz, Jazmin<br>Coleman, Adrianna<br>Gross, Richard<br>Thomas, Rontavious<br>ELEM, Mary Maria<br>Reid, Theresa<br>Cleveland, Contessa<br>Cody, Marcus | Furniture, tools, box<br>Boxes, totes, clothing<br>Furniture, electronics, boxes, bags<br>Furniture<br>Furniture, bags, totes<br>Furniture, boxes<br>Boxes, bags, totes<br>Boxes, bags, sports<br>Tools, furniture, boxes, totes<br>Boxes, totes, Instruments<br>Furniture, boxes, totes, electronics<br>Clothing, bedding<br>Furniture<br>Furniture, electronic<br>Appliances, boxes, totes<br>Furniture, electronics, boxes<br>Tools, clothing, baby items |
| Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions 813-344-7390   |   |  |
| October 3, 10, 2025   |   | 25-03007H  |

| FIRST INSERTION   |  |  |
|---|--|--|
| <b>NOTICE OF PUBLIC MEETING<br/>DATES CYPRESS CREEK<br/>COMMUNITY DEVELOPMENT<br/>DISTRICT</b>  |  |  |
| The Board of Supervisors of the Cypress Creek Community Development District will hold its regular meetings for Fiscal 2025/2026 at 6:00 p.m. at the Vista Palms Clubhouse, located at 5019 Grist Mill Ct, Wimauma, FL 33598, on the following dates:   |  |  |
| October 28, 2025<br>November 25, 2025<br>December 30, 2025<br>January 20, 2026<br>February 17, 2026<br>March 31, 2026<br>April 21, 2026<br>May 26, 2026<br>June 30, 2026<br>July 28, 2026<br>August 18, 2026<br>September 22, 2026  |  | well Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: https://www.cypresscreekcdd.org/ |
| There may be occasions when one or more Supervisors, staff, or members of the Committee 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) 533-2950. 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.  |  |  |
| Cypress Creek Community Development District<br>Matt O'Nolan, District Manager  |  |  |
| October 3, 2025   |  | 25-03068H  |







--- ESTATE ---

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003252**  
**IN RE: ESTATE OF**  
**JOYCE ANN ANDERSON,**  
**aka JOYCE A. ANDERSON**  
**Deceased.**

The administration of the estate of JOYCE ANN ANDERSON, also known as JOYCE A. ANDERSON, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33606. 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: October 3, 2025.

**LANITRA ANDERSON**  
**Personal Representative**  
1902 W. Saint John St.  
Tampa, FL 33607  
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  
October 3, 10, 2025 25-03037H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-3133**  
**IN RE: ESTATE OF**  
**JEFFREY EUGENE RAY,**  
**Deceased.**

The administration of the estate of JEFFREY EUGENE RAY, deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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: October 3, 2025.

**ALETA ST. JAQUES BERNSTEIN**  
**Personal Representative**  
10706 Stallgate Drive  
Tampa, FL 33624  
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:  
jriviera@hnh-law.com  
October 3, 10, 2025 25-03038H

described in sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is October 3, 2025.

**TOYIA S. MOSLEY**  
**Personal Representative**  
15523 Miller Creek Drive  
Sun City Center, Florida 33573  
/s/ Lexy M. Bubley-Creighton  
Lexy M. Bubley-Creighton, Esquire  
Attorney For Personal Representative  
Florida Bar No. 1026786  
BUBLEY & BUBLEY, P.A.  
12960 N. Dale Mabry Highway  
Tampa, Florida 33618  
Telephone (813) 963-7735  
E-mail: LMB@bubleylaw.com  
October 3, 10, 2025 25-03036H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
**UCN: 292025CP002738A001HC**  
**CASE NO: 25-CP-002738**  
**IN RE: ESTATE OF**  
**HARVEY RICHARD ADKINS**  
**Deceased.**

The administration of the estate of HARVEY RICHARD ADKINS, deceased, Case Number 25-CP-002738, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Victor Crist, 800 E. Twiggs St, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons upon whom this notice is served who have objections that challenge the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is October 3, 2025.

Personal Representative and Attorney for Personal Representative:

**JACK ADKINS,**  
**Personal Representative**  
Steven W. Moore, Esquire  
8240 118th Avenue North, Suite 300  
Largo, Florida 33773  
Telephone: (727) 395-9300  
steven@stevenmoorepa.com  
FBN:0982660  
October 3, 10, 2025 25-03010H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003324**  
**IN RE: ESTATE OF**  
**PATRICIA MASON**  
**Deceased.**

The administration of the estate of PATRICIA MASON, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, 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 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 October 3, 2025

**Personal Representative:**  
**MATTHEW YOUNG MASON**  
1902 Dandridge St., Unit 8,  
Sun City Center, FL 33573  
Attorney for Personal Representative:  
/s/ Bishop L. Toups  
Bishop L. Toups  
Florida Bar Number: 120525  
249 Nokomis Avenue S.  
Venice, Florida 34285  
Telephone: (941) 882-0731  
E-Mail:  
btoups@taxestateplanning.com  
October 3, 10, 2025 25-03024H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
**File No. 29-2025-CP-003292**  
**Probate Division**  
**IN RE: ESTATE OF**  
**ANDREW P. BOWEN, a/k/a**  
**ANDREW PARKS BOWEN,**  
**Deceased.**

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

You are hereby notified that a Petition for Summary Administration has been filed in the estate of ANDREW P. BOWEN, a/k/a ANDREW PARKS BOWEN, Deceased, File Number 2025-CP-003292, in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602; that the Decedent's date of death was July 8, 2025; that the total value of the estate is \$28,600.00. and that the names and addresses of those to whom it will be assigned by an Order of Summary Administration are:

| Name           | Address                                   |
|----------------|---|
| ANITA R. BOWEN | 1704 E Lee Villa Dr. Plant City, FL 33563 |

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 October 3, 2025.

**Person Giving Notice:**  
**ANITA R. BOWEN, Petitioner**  
1704 E Lee Villa Dr.  
Plant City, FL 33563  
Attorney for Person Giving Notice:  
SHELBY L. LOVELESS, FBN 125061  
Weaver Loveless Law  
240 E. Park Ave.  
Lake Wales, FL 33853  
Tel.: 863.676.6000  
Fax: 863.678.1515  
E-Mail: sloveless@lakewaleslaw.net  
Secondary E-Mail:  
jimweaver@lakewaleslaw.net  
October 3, 10, 2025 25-03000H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT,  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA,  
PROBATE DIVISION  
**File No. 25-CP-2842**  
**IN RE: ESTATE OF:**  
**MARGARITA J. WALL,**  
**Deceased**

The Administration of the Estate of MARGARITA WALL, deceased, whose date of death was July 24, 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 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 October 3, 2025.

**/s/ Angel Wall**  
**Angela Wall,**  
**Personal Representative**  
**c/o DHW Law, P.A.**  
24714 State Road 54  
Lutz, FL 33559  
/s/ Gwen E. Walkowiak  
Gwen E. Walkowiak, Esquire  
Attorney for Petitioner/Personal Representative  
gwenw@dhwpalaw.com  
Florida Bar No. 573191  
DHW LAW, P.A.  
24714 State Road 54  
Lutz, Florida 33559  
(813) 962.3176 Telephone  
(813) 962.3872 Facsimile  
October 3, 10, 2025 25-03059H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003231**  
**Division A**  
**IN RE: ESTATE OF**  
**EUSEBIA GARCIA**  
**Deceased.**

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

The administration of the estate of Eusebia Garcia, deceased, whose date of death was May 22, 2025, is pending in Case No. 25-CP-003231 the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. No personal representative has been appointed. The estate is proceeding under summary administration.

All creditors of the decedent and other persons having claims or demands against the estate must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES. ALL CLAIMS AND DEMANDS NOT SO FILED 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.

Pursuant to section 733.2121(1), Florida Statutes, the petitioner and her attorney hereby state that 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 under section 732.2211.

The date of first publication of this notice is: October 3, 2025.

**Petitioner:**  
**John Bones**  
206 Savannah Lane  
Richmond Hill, GA 31324  
Attorney for Petitioner:  
Omar A. Erchid, Esq.  
ERCHID LAW PLLC  
Florida Bar No. 1010955  
203 N. Armenia Ave, #101  
Tampa, Florida 33609  
omar@erchidlaw.com  
Office: (813) 631-7226  
Fax: (813) 946-5101  
October 3, 10, 2025 25-03062H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF  
THE THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
STATE OF FLORIDA  
PROBATE DIVISION  
**File Number: 25-CP-003135**  
**IN RE: The Estate of:**  
**SYBLE E. GENEVIE**  
**Deceased.**

The administration of the estate of SYBLE E. GENEVIE, deceased, whose date of death was July 22, 2025, and whose social security number is xxx-xx-3098, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent'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 SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 3, 2025.

**Personal Representative:**  
**JOHN D. GENEVIE, JR.**  
1901 River Crossing Drive  
Valrico, Florida 33596  
WVU5072@verizon.net  
Attorney for Personal Representative:  
By: /s/Thomas J. Gallo  
Thomas J. Gallo, Esq.  
THOMAS J. GALLO,  
ATTORNEY, P.A.  
Florida Bar # 0723983  
2240 Lithia Center Lane  
Valrico, Florida 33596  
Thomas@TomGalloLaw.com  
Telephone: (813) 815-4529  
October 3, 10, 2025 25-03070H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-002273**  
**DIVISION: B**  
**IN RE: ESTATE OF**  
**JOSEPH LEO SATERIALE**  
**Deceased**

The administration of the estate of Joseph Leo Sateriale, deceased, whose date of death was August 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

**Personal Representative;**  
**Joseph Sateriale**  
348 LAKE AVE  
Clementon, NJ 08021-4537  
Attorney for Personal Representative;  
Sean White, Esq.  
Florida Bar No. 1044113  
Panther Law, P.A.  
4624 Gall Blvd, Ste 10  
Zephyrhills, Florida 33542  
Telephone: (813) 425-4373  
Fax: (813) 425-4373  
E-Mail: seanw@pantherlawfl.com  
Secondary E-Mail:  
pleadings@pantherlawfl.com  
October 3, 10, 2025 25-02999H

FIRST INSERTION  
**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY  
STATE OF FLORIDA  
PROBATE DIVISION  
**File Number 25-CP-003147**  
**Division A**  
**IN RE: ESTATE OF**  
**JOHN B. LEAHY,**  
**Deceased.**

The administration of the estate of JOHN B. LEAHY deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is:

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

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

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

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

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

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: October 3, 2025.

**MICHAEL K. LEAHY**  
2544 N. Dover Road  
Dover, Florida 33527  
/s/ Lexy M. Bubley-Creighton  
Lexy M. Bubley-Creighton, Esquire  
Attorney For Personal Representative  
Florida Bar No. 1026786  
BUBLEY & BUBLEY, P.A.  
12960 N. Dale Mabry Highway  
Tampa, Florida 33618  
Telephone (813) 963-7735  
E-mail: LMB@bubleylaw.com  
October 3, 10, 2025 25-03035H



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SAVE TIME

Email your Legal Notice

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--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003270**  
IN RE: ESTATE OF  
TERESA RENEE COBLE,  
Deceased.

The administration of the estate of TERESA RENEE COBLE, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 3, 2025.

**Personal Representative:**  
**Linda Fountain**  
**c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.**  
5858 Central Avenue  
St. Petersburg, Florida 33707  
Attorney for Personal Representative:  
Lama Alqasemi, Esq  
BATTAGLIA, ROSS,  
DICUS & MCQUAID, P.A.  
5858 Central Ave.,  
St. Petersburg, FL 33701  
(727) 381-2300  
FBN: 1024651  
Primary Email: lalqa@brdwlaw.com  
Secondary Email:  
mflah@brdwlaw.com  
October 3, 10, 2025 25-03060H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT,  
THIRTEENTH JUDICIAL CIRCUIT,  
STATE OF FLORIDA, IN AND FOR  
HILLSBOROUGH COUNTY  
PROBATE DIVISION  
**FILE NO.: 25-CP-003287**  
**DIVISION: A**  
IN RE: ESTATE OF  
SAMUEL RIVERA SR.  
Deceased.

The administration of the estate of Samuel Rivera Sr., deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-003287; 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 October 3, 2025.

**Personal Representative**  
**JACQUELINE RIVERA**  
13217 Automobile Blvd.  
Clearwater, FL 33762  
Attorneys for Personal Representative  
LINS LAW GROUP, P.A.  
D. Michael Lins, Esquire  
Florida Bar No.: 435899  
J. Michael Lins, Esquire  
Florida Bar No.: 1011033  
14497 N. Dale Mabry Hwy.,  
Suite 160-N  
Tampa, FL 33618  
Ph. (813) 386-5768  
Primary E-mail:  
mike@linslawgroup.com  
Secondary E-Mail:  
kris@linslawgroup.com  
October 3, 10, 2025 25-02998H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-003256**  
**Division A**  
IN RE: ESTATE OF  
MARY AURORA LLENDE  
Deceased.

The administration of the estate of MARY AURORA LLENDE, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 October 3, 2025.

**Personal Representative:**  
**ANDREW GERALD DIAZ**  
4502 S. Ferncroft Cir.  
Tampa, FL 33629  
Attorney for Personal Representative:  
JOHN M. HEMENWAY  
Florida Bar Number: 027906  
Bivins & Hemenway, P.A.  
1060 Bloomingdale Ave.  
Valrico, FL 33596  
Telephone: (813) 643-4900  
Fax: (813) 643-4904  
E-Mail: jhemenway@bhpalaw.com  
Secondary E-Mail:  
pleadings@brandonbusinesslaw.com  
October 3, 10, 2025 25-03061H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR THE THIRTEENTH JUDICIAL  
CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
**CASE NO.: 25-CP-003067**  
IN RE: ESTATE OF  
JEAN CELESTE DURAKO,  
Deceased.

The administration of the estate of Jean Celeste Durako, deceased, whose date of death was June 29, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. 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 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 October 3, 2025.

**Personal Representative:**  
**Paul Enoch Jensen**  
PO Box 155  
Halcottsville, NY 12438  
Attorney for Personal Representative:  
/S/ Dawn Ellis, Esq.  
Attorney for Personal Representative  
E-mail Address:  
Dawn@MyFloridaProbate.com  
Florida Bar Number: 091979  
My Florida Probate, PA  
Dawn Ellis, Esq., for the firm  
PO Box 952  
Floral City, FL 34436-0952  
(352) 726-5444  
October 3, 10, 2025 25-03063H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 2025-CP-002380**  
**Division: B**  
IN RE: ESTATE OF  
LEONARD LEE BANKS  
Deceased.

The administration of the estate of Leonard Lee Banks, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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.

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

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

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

The date of first publication of this notice is October 3, 2025.

**Personal Representative:**  
**Larry Kaiser Banks**  
1510 Ariana Street, Lot 362  
Lakeland, Florida 33803  
Attorney for Personal Representative:  
Larry Michael Maddox  
E-mail Addresses:  
Immaddox@2119lawyers.com,  
ClaireHullender@2119Lawyers.com  
Florida Bar No. 0905800  
2119 Riverside Ave  
Jacksonville, Florida 32204  
Telephone: (904) 537-1990  
October 3, 10, 2025 25-03047H

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-3025**  
IN RE: ESTATE OF  
HEDY DORADO,  
Deceased.

The administration of the estate of HEDY DORADO, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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: October 3, 2025.

**HEDY HARTLEY**  
**Personal Representative**  
28 Forest Lane  
Glastonbury, CT 06033  
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  
October 3, 10, 2025 25-03048H

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF  
THE THIRTEENTH JUDICIAL  
CIRCUIT OF FLORIDA, IN AND  
FOR HILLSBOROUGH COUNTY  
CIVIL DIVISION  
**Case No. 22-CA-007547**  
**Division E**  
**RESIDENTIAL FORECLOSURE**  
**NAVY FEDERAL CREDIT UNION**  
**Plaintiff, vs.**  
**CHRISTOPHER S. MAIDA A/K/A**  
**CHRISTOPHE MAIDA A/K/A**  
**CHRISTOPHER MAIDA A/K/A**  
**CHRISTOPHER SHIRAH MAIDA**  
**A/K/A CHRIS MAIDA; AMANDA**  
**MAIDA A/K/A AMANDA P. MAIDA**  
**A/K/A AMANDA LEE MAIDA**  
**A/K/A AMANDA LEE PHILLIPS**  
**A/K/A AMANDA PHILLIPS MAIDA**  
**, RETREAT AT CARROLLWOOD**  
**ASSOCIATION, INC.; UNITED**  
**STATES OF AMERICA, INTERNAL**  
**REVENUE SERVICE; AMERICAN**  
**EXPRESS NATIONAL BANK; CAN**  
**CAPITAL ASSET SERVICES, INC.;**  
**IERNIA HEATING & COOLING,**  
**INC.; UNKNOWN SPOUSE OF**  
**CHRISTOPHER S. MAIDA A/K/A**  
**CHRISTOPHE MAIDA A/K/A**  
**CHRISTOPHER MAIDA A/K/A**  
**CHRISTOPHER SHIRAH MAIDA**  
**A/K/A CHRIS MAIDA; UNKNOWN**  
**SPOUSE OF AMANDA MAIDA**  
**A/K/A AMANDA P. MAIDA A/K/A**  
**AMANDA LEE MAIDA A/K/A**  
**AMANDA LEE PHILLIPS A/K/A**  
**AMANDA PHILLIPS MAIDA, AND**  
**UNKNOWN TENANTS/OWNERS,**  
**Defendants.**  
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 22, 2023, 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 37, RETREAT AT CARROLLWOOD, ACCORDING TO THE PLAT RECORDED IN  
PLAT BOOK 120, PAGES 219 THROUGH 228, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
and commonly known as: 14320 AVON FARMS DRIVE, TAMPA, FL 33618; 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 December 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 this September 30, 2025  
By:/s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
(813) 229-0900 x  
Kass Shuler, P.A.  
1604 N. Marion St.  
Tampa, FL 33602  
ForeclosureService@kasslaw.com  
110650/2219648/CMP  
October 3, 10, 2025 25-03066H

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-000924**  
**RESIDENTIAL INVESTMENT**  
**TRUST IV, a Delaware Statutory**  
**Trust,**  
**Plaintiff, vs**  
**TAMPA BAY REI LLC, a Florida**  
**Limited Liability Company;**  
**ANDREW STEFFENS; CITY**  
**OF TAMPA; HILLSBOROUGH**  
**COUNTY CLERK OF COURT**  
**& COMPTROLLER A/K/A**  
**HILLSBOROUGH COUNTY**  
**CLERK OF CIRCUIT COURT**  
**& COMPTROLLER; STATE OF**  
**FLORIDA; UNKNOWN TENANT**  
**#1; UNKNOWN TENANT #2,**  
**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 12th day of September 2025, in Case No. 25-CA-000924, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, RESIDENTIAL INVESTMENT TRUST IV, a Delaware Statutory Trust, is the Plaintiff and TAMPA BAY REI LLC, a Florida Limited Liability Company; TAMPA BAY REI LLC, a Florida Limited Liability Company; ANDREW STEFFENS; CITY OF TAMPA; HILLSBOROUGH COUNTY CLERK OF COURT & COMPTROLLER A/K/A HILLSBOROUGH COUNTY CLERK OF CIRCUIT COURT & COMPTROLLER; STATE OF FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.  
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered on the 12th day of September 2025, in Case No. 25-CA-000924, of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, RESIDENTIAL INVESTMENT TRUST IV, a Delaware Statutory Trust, is the Plaintiff and TAMPA BAY REI LLC, a Florida Limited Liability Company; TAMPA BAY REI LLC, a Florida Limited Liability Company; ANDREW STEFFENS; CITY OF TAMPA; HILLSBOROUGH COUNTY CLERK OF CIRCUIT COURT & COMPTROLLER A/K/A HILLSBOROUGH COUNTY CLERK OF CIRCUIT 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 4th day of November 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 2, IN BLOCK 2, MAP OF ARLINGTON HEIGHTS, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 74, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
Property Address: 3810 NORTH ARLINGTON 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 25th day of September 2025.  
/s/ Tephaine Whitmore  
Tephaine Whitmore, Esq.  
Fla. Bar Number: 7938  
DELUCA LAW GROUP, PLLC  
2101 N.E. 26TH Street,  
Fort Lauderdale, FL 33305  
Phone: (954) 368-1311|  
Fax: (954) 200-8649  
Email:  
twhitmore@delucalawgroup.com  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516:  
service@delucalawgroup.com  
24-06415-1  
October 3, 10, 2025 25-03013H

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND  
FOR HILLSBOROUGH COUNTY,  
FLORIDA  
**CASE NO.: 19-CA-005064**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCF2 ACQUISITION TRUST,**  
**Plaintiff, v.**  
**JOSE A. LUNA; CAROLYN A.**  
**LUNA; UNKNOWN SPOUSE OF**  
**CAROLYN A. LUNA; MORTGAGE**  
**ELECTRONIC REGISTRATION**  
**SYSTEMS, INC. AS NOMINEE FOR**  
**LEHMAN BROTHERS BANK, FSB;**  
**PROVIDENCE LAKES**  
**MASTER ASSOCIATION, INC.;**  
**ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO**  
**THIS ACTION, OR HAVING OR**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE OR INTEREST IN THE**  
**PROPERTY HEREIN DESCRIBED;**  
**UNKNOWN TENANT #1,**  
**Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 9, 2025 entered in Civil Case No. 19-CA-005064 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST, Plaintiff and JOSE A. LUNA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB; PROVIDENCE LAKES MASTER ASSOCIATION, INC.; UNKNOWN TENANT #1 are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at www.hillsborough.realforeclose.com beginning at 10:00 AM on October 23, 2025 the following described property as set forth in said Final Judgment, to-wit:.  
LOT 19, BLOCK F, PROVI-  
DENCE LAKES UNIT III  
PHASE C, ACCORDING TO  
THE MAP OR PLAT THERE-  
OF AS RECORDED IN PLAT  
BOOK 70, PAGE 48 OF THE  
PUBLIC RECORDS OF HILL-  
SBOROUGH COUNTY, FLOR-  
IDA.  
Property Address: 1718 Westerly Drive, Brandon, Florida 33511  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.  
THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.  
Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Jordan Wainstein  
Jordan Wainstein, Esq.  
FBN: 1039538  
File No: SF22021-JMV  
October 3, 10, 2025 25-02988H



| FIRST INSERTION   |           |
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| <b>NOTICE OF ACTION</b><br>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br>CIVIL DIVISION<br><b>CASE NO. 25-CA-007616</b><br><b>DIVISION: A</b><br><b>CARRINGTON MORTGAGE SERVICES, LLC,</b><br><b>Plaintiff, vs.</b><br><b>JENNIFER MARK; UNKNOWN SPOUSE OF JENNIFER MARK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,</b><br><b>Defendant(s)</b><br>To the following Defendant(s): JENNIFER MARK (LAST KNOWN ADDRESS) 1806 MARVY AVENUE TAMPA, FLORIDA 33612 UNKNOWN SPOUSE OF JENNIFER MARK (LAST KNOWN ADDRESS) 1806 MARVY AVENUE TAMPA, FLORIDA 33612 UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY 1806 MARVY AVENUE TAMPA, FLORIDA 33612 who is evading service of process and 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 defendant(s), 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.<br>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:<br>LOT 20, BLOCK 10, TILSEN MANOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 100, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br>a/k/a 1806 MARVY AVENUE,,<br>TAMPA, FLORIDA 33612 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 17, 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.<br>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.<br>WITNESS my hand and the seal of this Court this 11 day of September, 2025.<br><div>VICTOR CRIST<br/>As Clerk of the Court<br/>(SEAL) By Isha Tirado-Baker<br/>As Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</div> |           |
| Submitted by:<br>Kahane & Associates, P.A.<br>1619 NW 136th Avenue, Suite D-220<br>Sunrise, Florida 33323<br>Telephone: (954) 382-3486<br>Telefacsimile: (954) 382-5380<br>Designated service email:<br>notice@kahaneandassociates.com<br>25-00188 CMS<br>V1.20140101<br>October 3, 10, 2025  | 25-02994H |

| FIRST INSERTION  |  |
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| <b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b><br>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br><b>CASE NO.: 24-CA-009185</b><br><b>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-AC3, ASSET-BACKED CERTIFICATES, SERIES 2006-AC3,</b><br><b>Plaintiff, VS.</b><br><b>GLENDVA VALLEJOS-INDA; MARK INDA; CITIBANK, N.A.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; SYMPHONY ISLES MASTER 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</b><br><b>Defendant(s).</b><br>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 25, 2025 in Civil Case No. 24-CA-009185, of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-AC3, ASSET-BACKED CERTIFICATES, SERIES 2006-AC3 is the Plaintiff, and GLENDVA VALLEJOS-INDA; MARK INDA; CITIBANK, N.A.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE; SYMPHONY ISLES MASTER 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.<br>The Clerk of the Court, Victor Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com on December 15, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:<br>LOT 44, BLOCK 2, SYMPHONY ISLES UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH, COUNTY, FLORIDA.<br>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.<br>IMPORTANT<br>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.<br>Dated this 25th day of September, 2025.<br>ALDRIDGE PITE, LLP<br>Attorney for Plaintiff<br>401 W. Linton Blvd., Suite 202-B<br>Delray Beach, FL 33444<br>Telephone: 561-392-6391<br>Facsimile: 561-392-6965<br>By: /s/ John J. Cullaro<br>FBN: 66699<br>Primary E-Mail: ServiceMail@aldridgepite.com<br>Digitally signed by John J. Cullaro<br>DN: CN=John J. Cullaro, E=Jcullaro@aldridgepite.com<br>Reason: I am the author of this document<br>Location:<br>Date: 2025.09.25 11:36:25-04'00'<br>Foxit PDF Editor Version: 13.1.7<br>1221-16751B<br>October 3, 10, 2025 |
|  | 25-03014H  |

| FIRST INSERTION  |   |
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| <b>NOTICE TO CREDITORS (summary administration)</b><br>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA<br>PROBATE DIVISION<br><b>File No. 25-CP-003317</b><br><b>Division A</b><br><b>IN RE: ESTATE OF JOANNE SHARON PEPPACENO, Deceased.</b><br>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:<br>You are hereby notified that an Order of Summary Administration has been entered in the estate of JOANNE SHARON PEPPACENO, deceased, File Number 25-CP-003317; 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 August 4, 2025; that the total value of the estate is \$500.00 tangible personal property and exempt homestead real property and that the names and addresses of those to whom it has been assigned by such order are:<br><div>NameAddress</div> <div>Beneficiaries:</div> <div>MARK FERRARA<br/>1005 Madeira Blvd.<br/>Melville, NY 11747<br/>FRANK PEPPACENO, JR.<br/>50 Ave. D, Apt 2G<br/>New York, NY 10009</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is October 3, 2025.</div> <div><b>Person Giving Notice:</b><br/><b>MARK FERRARA</b><br/>1005 Madeira Blvd.<br/>Melville, NY 11747<br/>Attorney for Person Giving Notice:<br/>JAMES S. EGGERT<br/>Attorney for Petitioners<br/>Email: jim@eggfitz.com<br/>Secondary Email: leslie@eggfitz.com<br/>Florida Bar No. 949711<br/>EGGERT FITZPATRICK<br/>811-B Cypress Village Blvd.<br/>Ruskin, FL 33573<br/>Telephone: (813) 633-3396<br/>October 3, 10, 2025</div> <div>25-03069H</div>  |   |
| <b>NOTICE OF SALE</b><br>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br><b>CASE NO: 24-CC-46898</b><br><b>SOUTH FORK III COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,</b><br><b>Plaintiff, vs.</b><br><b>CORDEANIA EVONN KNOX, SECRETARY OF VETERANS AFFAIRS AND ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.</b><br>NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Court, will sell all the property situated in Hillsborough County, Florida described as:<br>Lot 91, SOUTH FORK TRACT Q PHASE 1, according to the Plat thereof as recorded in Plat Book 130, Pages 003-010, of the Public Records of Hillsborough County, Florida and any subsequent amendments to the aforesaid. With the following street address: 11940 Sunburst Marble Road, Riverview, FL 33579.<br>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.<br>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.<br>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.<br>Dated this 26th day of September, 2025.<br>s/ Stephan C. Nikoloff<br>Stephan C. Nikoloff<br>(Steve@associationlawfl.com)<br>Bar Number 56592<br>Attorney for Plaintiff<br>1964 Bayshore Boulevard, Suite A<br>Dunedin, Florida 34698<br>Telephone: (727) 738-1100<br>October 3, 10, 2025 | 25-03009H   |
| <b>NOTICE OF FORECLOSURE SALE</b><br>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br>GENERAL JURISDICTION<br>DIVISION<br><b>Case No. 13-CA-000581</b><br><b>UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII,</b><br><b>Plaintiff, vs.</b><br><b>Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Gloria J. Tucker a/k/a Gloria Jean Jones Tucker, (Deceased), et al., Defendants.</b><br>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 13-CA-000581 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust XIII is the Plaintiff and Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Gloria J. Tucker a/k/a Gloria Jean Jones Tucker, (Deceased); 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; Bobby L. Jackson; Katrina Robinson n/k/a Katrina C. Tucker; Angela Tucker a/k/a Angela F. Tucker; Gene-Roy Downs; Reuben Cherry; Hazel Tucker; Cassandra Varnes; Unknown Tenant #1 In Possession Of The Property n/k/a Katrina Robinson a/k/a Katrina Tucker 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 30th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:<br>LOT 4, BLOCK B, PATRICK AND SWEET'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA<br>TAX ID: A-08-29-19-4NU-B00000-00004.0<br>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.<br>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.<br>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<br>Dated this 1st day of October, 2025.<br>BROCK & SCOTT, PLLC<br>Attorney for Plaintiff<br>4919 Memorial Hwy, Suite 135<br>Tampa, FL 33634<br>Phone: (954) 618-6955<br>Fax: (954) 618-6954<br>FLCourtDocs@brockandscott.com<br>By /s/Justin J. Kelley<br>Justin J. Kelley, Esq.<br>Florida Bar No. 321106<br>File # 15-F07914<br>October 3, 10, 2025 |
|  | 25-03065H   |

| FIRST INSERTION   |  |
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| <b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b><br>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br><b>CASE NO.: 25-CA-001598</b><br><b>ATHENE ANNUITY &amp; LIFE COMPANY,</b><br><b>Plaintiff, v.</b><br><b>JESUS PUERTO, et al,</b><br><b>Defendant(s).</b><br>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on September 19, 2025 and entered in Case No. 25-CA-001598 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JESUS PUERTO, 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 January 6, 2026 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:<br>LOT 14, BLOCK 2, OF LA PALOMA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br>and commonly known as: 1004 EAST 22ND AVE, TAMPA, FL 33605 (the "Property").<br>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.<br>IMPORTANT<br>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.<br>GHIDOTTI   BERGER LLP<br>Attorneys for Plaintiff<br>10800 Biscayne Blvd., Suite 201<br>Miami, FL 33161<br>Telephone: (305) 501-2808<br>Facsimile: (954) 780-5578<br>By: /s/ Johanni Fernandez-Marmol<br>Jason Duggan, Esq.<br>FL Bar No.: 83813<br>Christophal Hellewell, Esq.<br>FL Bar No.: 114230<br>Anya E. Macias, Esq.<br>FL Bar No.: 0458600<br>Tara Rosenfeld, Esq.<br>FL Bar No.: 59454<br>Johanni Fernandez-Marmol, Esq.<br>FL Bar No.: 1055042<br>Joe Hynes, Esq.<br>FL Bar No.: 188654<br>Jimmy Edwards, Esq.<br>FL Bar No.: 81855<br>fcpleadings@ghidottiberger.com<br>October 3, 10, 2025 |
|   | 25-03016H  |

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| <b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b><br>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br><b>CASE NO.: 16-CA-007158</b><br><b>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CHALET SERIES IV TRUST,</b><br><b>Plaintiff, v.</b><br><b>HARMON ROSS BING, et al,</b><br><b>Defendant(s).</b><br>NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 30, 2017 and entered in Case No. 16-CA-007158 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein HARMON ROSS BING, 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 November 18, 2025 at 10:00am, the following described real property as set forth in said Final Judgment, to wit:<br>LOT 36, BLOCK 1, PANTHER TRACE PHASE 1A, AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGE 49, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA<br>and commonly known as: 10731 BANFIELD DR , RIVERVIEW, FL 33579 (the "Property").<br>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.<br>IMPORTANT<br>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.<br>GHIDOTTI   BERGER LLP<br>Attorneys for Plaintiff<br>10800 Biscayne Blvd., Suite 201<br>Miami, FL 33161<br>Telephone: (305) 501-2808<br>Facsimile: (954) 780-5578<br>By: /s/ Johanni Fernandez-Marmol<br>Jason Duggan, Esq.<br>FL Bar No.: 83813<br>Christophal Hellewell, Esq.<br>FL Bar No.: 114230<br>Anya E. Macias, Esq.<br>FL Bar No.: 0458600<br>Tara Rosenfeld, Esq.<br>FL Bar No.: 59454<br>Johanni Fernandez-Marmol, Esq.<br>FL Bar No.: 1055042<br>Joe Hynes, Esq.<br>FL Bar No.: 188654<br>Jimmy Edwards, Esq.<br>FL Bar No.: 81855<br>fcpleadings@ghidottiberger.com<br>October 3, 10, 2025 |
|   | 25-03015H  |

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| <b>NOTICE OF FORECLOSURE SALE</b><br>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br>CIVIL DIVISION<br><b>CASE NO. 24-CA-000543</b><br><b>JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,</b><br><b>Plaintiff, vs.</b><br><b>DEAN L. PASSMORE; UNKNOWN SPOUSE OF DEAN L. PASSMORE; ROBERTA A. PASSMORE; LLOYD PASSMORE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,</b><br><b>Defendant(s)</b><br>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed June 24, 2025 and entered in Case No. 24-CA-000543, of the Circuit Court of the 13th Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and DEAN L. PASSMORE; UNKNOWN SPOUSE OF DEAN L. PASSMORE; ROBERTA A. PASSMORE; LLOYD PASSMORE; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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 22, 2025, the following described property as set forth in said Final Judgment, to wit:<br>THE SOUTH 120 FEET OF THE NORTH 145 FEET OF THE WEST 75 FEET OF THE EAST 462 FEET OF THE | SOUTHWEST ¼, SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA AS RECORDED IN THE O.R. BOOK 4208, PAGE 475, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, STATE OF FLORIDA.<br>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.<br>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.<br>Dated this 24th day of September 2025.<br>Marc Granger, Esq.<br>Bar. No.: 146870<br>Kahane & Associates, P.A.<br>1619 NW 136th Avenue, Suite D-220<br>Sunrise, Florida 33323<br>Telephone: (954) 382-3486<br>Telefacsimile: (954) 382-5380<br>Designated service email:<br>notice@kahaneandassociates.com<br>File No.: 24-00050 JPC<br>V6.20190626<br>October 3, 10, 2025 |
|   | 25-03002H   |

PUBLISH YOUR LEGAL NOTICE

Email  
legal@businessobserverfl.com

Business Observer

10/03/25 9:17



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ACTIONS / SALES

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| FIRST INSERTION   |
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| <p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-CA-007874</b></p> <p><b>PHH MORTGAGE CORPORATION, Plaintiff, vs. BERNARD MORENCY A/K/A BERNARD MARCEL MORENCY, et. al.</b></p> <p><b>Defendant(s),</b> TO: BERNARD MORENCY A/K/A BERNARD MARCEL MORENCY A/K/A BERNARD M. MORENCY, UNKNOWN SPOUSE OF BERNARD MORENCY A/K/A BERNARD MARCEL MORENCY A/K/A BERNARD M. MORENCY, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>THE SOUTH 40 FEET OF LOT(S) 25, EDGEWOOD SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE(S) 17, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before November</p>   |
| 4, 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. <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29th day of September, 2025.</p> <p>VICTOR D. CRIST<br/>CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan<br/>DEPUTY CLERK<br/>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>PRIMARY EMAIL: flmail@raslg.com<br/>25-327217</p> <p>October 3, 10, 2025      25-03040H</p> |

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| <p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO. 23-CA-002070</b></p> <p><b>WELLS FARGO BANK, N.A. Plaintiff, v. GABRIELE B. MORALES; UNKNOWN SPOUSE OF GABRIELE B. MORALES; UNKNOWN TENANT 2; UNKNOWN TENANT 1; MEADOWGLEN HOMEOWNER'S ASSOCIATION, INC. Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 23, 2025, in this cause, in the Circuit Court of Hillsborough County, Florida, the office of Victor D. Crist, Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, described as:</p> <p>LOT 53, BLOCK 1, MEADOWGLEN, AS RECORDED IN PLAT BOOK 63, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>a/k/a 5931 TAYWOOD DR, TAMPA, FL 33624-7023</p> <p>at public sale, to the highest and best bidder, for cash, online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, on October 22, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other</p>   |
| than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org</p> <p>Dated at St. Petersburg, Florida this 24 day of September, 2025.</p> <p>eXL Legal, PLLC<br/>Designated Email Address: efling@exlegal.com<br/>12425 28th Street North, Suite 200<br/>St. Petersburg, FL 33716<br/>Telephone No. (727) 536-4911<br/>Attorney for the Plaintiff<br/>/s/ Peter E. Lanning<br/>Peter E. Lanning<br/>FL Bar: 562221<br/>1000008609</p> <p>October 3, 10, 2025      25-03034H</p> |

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| <p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>CASE No.: 24-CA-009078</b></p> <p><b>DKC LENDING, LLC, a Florida limited liability company, Plaintiff, v. JMJ PROACTIVE SOLUTIONS LLC, a Florida limited liability company; JHONN J. LOPEZ; MELISSA GARCIA; JUAN J. BOLANOS; and UNKNOWN TENANT IN POSSESSION, Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN, that pursuant to the Uniform Final Judgment of Foreclosure (Count I) dated August 22, 2025, as modified by the Agreed Order dated September 22, 2025, both of which were entered in Case No.: 24-CA-009078, of the Circuit Court in and for Hillsborough County, Florida, Victor Crist, the Clerk of Court for Hillsborough County, will sell to the highest bidder for cash, on October 22, 2025 at 10:00 a.m., at the Clerk of the Circuit Court, online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a> the following described real property as set forth in the Final Judgment of Foreclosure:</p> <p>Lot 11, Block 3, Sulphur Springs Addition to Tampa, together with the East ½ of closed alley abutting thereon, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 5, of the Public Records of Hillsborough County, Florida.</p> |
| Property Address: 8612 N. Alaska St., Tampa, Florida 33604. <p>NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this 24th day of September 2025.</p> <p>/s/Torrey C. Taylor<br/>Torrey C. Taylor<br/>Florida Bar No.: 100053</p> <p>October 3, 10, 2025      25-03021H</p>       |

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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>Case No. 25-CA-002248</b></p> <p><b>Freedom Mortgage Corporation, Plaintiff, vs. Harland Edouard, et al., Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-002248 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Harland Edouard; Cypress Creek of Hillsborough Homeowner's Association, Inc. a/k/a Cypress Creek of Hillsborough Homeowners Association, Inc.; Preferred Credit, Inc. are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, beginning at 10:00 AM on the 24th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 46, BLOCK 17 OF CYPRESS CREEK PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE(S) 282-304, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>TAX ID: U-35-31-19-954-000017-000046.0</p>   |
| Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. <p>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.</p> <p>You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org</p> <p>Dated this 30th day of September, 2025.</p> <p>BROCK &amp; SCOTT, PLLC<br/>Attorney for Plaintiff<br/>4919 Memorial Hwy, Suite 135<br/>Tampa, FL 33634<br/>Phone: (954) 618-6955<br/>Fax: (954) 618-6954<br/>FLCourtDocs@brockandscott.com<br/>By /s/Justin J. Kelley<br/>Justin J. Kelley, Esq.<br/>Florida Bar No. 32106<br/>File # 25-F00475</p> <p>October 3, 10, 2025      25-03042H</p> |

| FIRST INSERTION  |
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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</p> <p><b>CASE No. 22-CA-000328</b></p> <p><b>REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 22-CA-000328 of the Circuit Court of the 13TH Judicial Circuit in and for HILLSBOROUGH County, Florida, wherein, CELINK, Plaintiff, and MARY F. WATTS AKA MARY F. ROBINSON, et. al., are Defendants, Clerk of the Court, Victor D. Crist, will sell to the highest bidder for cash at, <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, at the hour of 10:00 AM, on the 5th day of November, 2025, the following described property:</p> <p>LOT 5, BLOCK 11, GARY-TOWN HENDRY AND KNIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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.</p> <p>IMPORTANT</p> <p>If you are a person with a disability who</p>  |
| needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org <p>DATED this 30th day of September, 2025.</p> <p>GREENSPOON MARDER LLP<br/>TRADE CENTRE SOUTH, SUITE 700<br/>100 WEST CYPRESS CREEK ROAD<br/>FORT LAUDERDALE, FL 33309<br/>Telephone: (954) 343 6273<br/>Hearing Line: (888) 491-1120<br/>Facsimile: (954) 343 6982<br/>Email 1: Karissa.Chin-Duncan@gmlaw.com<br/>Email 2: gmforeclosure@gmlaw.com<br/>By: Karissa Chin-Duncan, Esq.<br/>Florida Bar No. 98472<br/>58341.0809 / JSchwartz</p> <p>October 3, 10, 2025      25-03049H</p> |

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| <p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO. 23-CA-011663</b></p> <p><b>LOANLEADERS OF AMERICA, INC. Plaintiff, v. MOSHAMBAA E. CANNON A/K/A MOSHAMBAA CANNON; TARA L. CANNON; UNKNOWN TENANT 1; UNKNOWN TENANT 2; SOUTH FORK III COMMUNITY ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 15, 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:</p> <p>LOT 22, SOUTH FORK TRACT O PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE(S) 174 THROUGH 180 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>a/k/a 13910 GALWAY SAND RD, RIVERVIEW , FL 33579-3205</p> <p>at public sale, to the highest and best bidder, for cash, online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, on October 23, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org</p> <p>Dated at St. Petersburg, Florida this 25 day of September, 2025.</p> <p>eXL Legal, PLLC<br/>Designated Email Address: efling@exlegal.com<br/>12425 28th Street North, Suite 200<br/>St. Petersburg, FL 33716<br/>Telephone No. (727) 536-4911<br/>Attorney for the Plaintiff<br/>/s/ Peter E. Lanning<br/>Peter E. Lanning, FL Bar: 562221<br/>1000006896</p> <p>October 3, 10, 2025      25-03050H</p> |

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| <p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 24-CA-004269</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF MICHELLE DENISE SIMMONS, DECEASED; et al., Defendant(s).</b></p> <p>TO: Devaughn Jackson<br/>Last Known Residence: 10103 Berryessa Ave<br/>Riverview, FL 33578</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida:</p> <p>LOT 39, IN BLOCK 2, OF VENTANA GROVES PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134 PAGE 202, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE</p>  |
| PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before November 3, 2025, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated on September 26, 2025.</p> <p>As Clerk of the Court (SEAL) By: Mustafa Divan<br/>As Deputy Clerk</p> <p>ALDRIDGE PITE, LLP,<br/>Plaintiff's attorney,<br/>401 W. Linton Blvd. Suite 202-B<br/>Delray Beach, FL 33444<br/>1184-2194B<br/>Ref# 12660</p> <p>October 3, 10, 2025      25-03039H</p> |

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| <p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-CA-008382</b></p> <p><b>MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. GLORIA E. RAMOS GARCIA A/K/A GLORIA RAMOS GARCIA A/K/A GLORIA E. RAMOS-GARCIA A/K/A GLORIA ESTHER RAMOS AND LUCIANO GARCIA A/K/A LUCIANO GARCIA-MEJIA, et. al. Defendant(s),</b> TO: LUCIANO GARCIA A/K/A LUCIANO GARCIA-MEJIA, UNKNOWN SPOUSE OF LUCIANO GARCIA A/K/A LUCIANO GARCIA-MEJIA, , whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 17, BLOCK 65, CLAI RMEL CITY SECTION A, UNIT 3, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGE 61 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before October 30,</p>   |
| 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. <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 24th day of September, 2025.</p> <p>VICTOR D. CRIST<br/>CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan<br/>DEPUTY CLERK<br/>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>PRIMARY EMAIL: flmail@raslg.com<br/>25-327645</p> <p>October 3, 10, 2025      25-02995H</p> |

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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 25-CA-002591</b></p> <p><b>PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. MATTHEW H. AYALA, et al., Defendants.</b></p> <p>NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on October 30, 2025, at 10:00 a.m. ET, via the online auction site at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a> 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:</p> <p>Lot 2, Block 10, HAMPTON PARK TOWNHOMES, UNIT 3, a subdivision according to the map or plat thereof, as recorded in Plat Book 58, Page 8, of the Public Records of Hillsborough County, Florida.</p> <p>Property Address: 12620 Castle Hill Drive, Tampa, FL 33624</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p> |
| before the clerk reports the surplus as unclaimed. <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.</p> <p>SUBMITTED on this 30th day of September, 2025.</p> <p>TIFFANY &amp; BOSCO, P.A.<br/>/s/ Kathryn I. Kasper, Esq.<br/>Anthony R. Smith, Esq.<br/>FL Bar #157147<br/>Kathryn I. Kasper, Esq.<br/>FL Bar #621188<br/>Attorneys for Plaintiff<br/>OF COUNSEL:<br/>Tiffany &amp; Bosco, P.A.<br/>1201 S. Orlando Ave, Suite 430<br/>Winter Park, FL 32789<br/>Telephone: (205) 930-5200<br/>Facsimile: (407) 712-9201</p> <p>October 3, 10, 2025      25-03033H</p>                               |



--- ACTIONS / SALES ---

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| <p><b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>Case #:</b> 24-CA-010259</p> <p><b>DIVISION: I</b></p> <p><b>Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.-</b></p> <p><b>Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Velez, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Jose Velez, Jr. a/k/a Jose Velez; Joanne Silva f/k/a Joanne</b></p> | <p><b>Velez; Joanne Silva f/k/a Joanne Velez</b> as Petitioner of the Estate of <b>Jose Velez; Hilda Algarin; Unknown Spouse of Jose Velez, Jr. a/k/a Jose Velez; Unknown Spouse of Joanne Silva f/k/a Joanne Velez; Unknown Spouse of Hilda Algarin; Lakemont Hills Homeowners Association, Inc.; State of Florida Department of Revenue; Clerk of the Circuit Court for Hillsborough County, Florida; Nasha S. Rodriguez Velazquez; Suncoast Credit Union; 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</b></p> | <p><b>above named Defendant(s) Defendant(s).</b></p> <p>TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Jose Velez, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN</p> <p>Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s);</p> | <p>and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:</p> <p>LOT 4 IN BLOCK 9, OF LAKE-MONT HILLS, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, ON PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-</p> | <p>TY, FLORIDA.</p> <p>more commonly known as 1050 Malletwood Drive, Brandon, FL 33510.</p> <p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 11/5/2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A.</p> | <p>Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."</p> <p>WITNESS my hand and seal of this Court on the 30 day of September, 2025.</p> <p>Victor D. Crist<br/>Circuit and County Courts (SEAL) By: Jennifer Taylor<br/>Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</p> <p>LOGS LEGAL GROUP LLP,<br/>Attorneys for Plaintiff,<br/>750 Park of Commerce Blvd., Suite 130,<br/>Boca Raton, FL 33487<br/>24-331795 FCO1 RFT<br/>October 3, 10, 2025 25-03064H</p> |

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| <p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 24-CA-006693</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>TANISHA BOBO, et al.,</b><br/><b>Defendant.</b></p> <p>To: TANISHA BOBO<br/>15461 MILLER CREEK DRIVE,<br/>SUN CITY CENTER, FL 33573<br/>UNKNOWN SPOUSE OF TANISHA BOBO<br/>15461 MILLER CREEK DRIVE,<br/>SUN CITY CENTER, FL 33573<br/>LAST KNOWN ADDRESS STATED,<br/>CURRENT RESIDENCE UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 17, IN BLOCK 44, OF CYPRESS MILL PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 73, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>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 on or before 11/4/2025 or 30 days from the first publication,</p> | <p>otherwise a Judgment may be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>WITNESS my hand and seal of said Court on the 29 day of September, 2025.</p> <p>VICTOR D. CRIST<br/>CLERK OF COURT OF<br/>HILLSBOROUGH COUNTY<br/>As Clerk of the Court<br/>(SEAL) BY: Jennifer Taylor<br/>Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</p> <p>MCCALLA RAYMER LEIBERT<br/>PIERCE, LLP<br/>225 East Robinson Street, Suite 155,<br/>Orlando, FL 32801<br/>Phone: (407) 674-1850<br/>Fax: (321) 248-0420<br/>Email: AccountsPayable@mccalla.com<br/>24-10062FL<br/>October 3, 10, 2025 25-03055H</p> |

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| <p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION</p> <p><b>CASE NO.: 25-CA-001750</b></p> <p><b>DIVISION: O</b></p> <p><b>U.S. BANK NATIONAL ASSOCIATION,</b><br/><b>Plaintiff, vs.</b><br/><b>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JEANETTE E. PALMER AKA JEANETTE EBIRONKEH PALMER AKA JEANETTE PALMER, DECEASED,</b><br/><b>et al.,</b><br/><b>Defendant(s).</b></p> <p>To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST JEANETTE E. PALMER AKA JEANETTE EBIRONKEH PALMER AKA JEANETTE PALMER, DECEASED.</p> <p>Last Known Address: Unknown<br/>Current Address: Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Hillsborough County, Florida:</p> <p>LOT 16, BLOCK 6, CAMPO-BELLO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>A/K/A 2918 LINDELL AVE<br/>TAMPA FL 33610</p> <p>has been filed against you and you are</p> | <p>required to file written defenses by 10/30/2025, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.</p> <p><b>**See the Americans with Disabilities Act</b></p> <p>In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. 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.</p> <p>This notice shall be published once a week for two consecutive weeks in the Business Observer.</p> <p>WITNESS my hand and the seal of this court on this 24 day of SEPTEMBER, 2025.</p> <p>VICTOR CRIST<br/>Clerk of the Circuit Court<br/>(SEAL) By: JENNIFER TAYLOR<br/>Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</p> <p>Albertelli Law<br/>P.O. Box 23028<br/>Tampa, FL 33623<br/>tna - 25-001646<br/>October 3, 10, 2025 25-02993H</p> |

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| <p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>CASE NO. 25-CA-006949</b></p> <p><b>LAKEVIEW LOAN SERVICING, LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>NATHANIEL J. KING AND ERIKA E. KING, et. al.</b><br/><b>Defendant(s),</b></p> <p>TO: NATHANIEL J. KING, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:</p> <p>LOT 70, BAYRIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE(S) 152 THROUGH 164, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before November 5, 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</p> | <p>or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.</p> <p>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 30th day of September, 2025.</p> <p>VICTOR D. CRIST<br/>CLERK OF THE CIRCUIT COURT<br/>(SEAL) BY: Mustafa Divan<br/>DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>PRIMARY EMAIL: flmail@raslg.com<br/>24-237508<br/>October 3, 10, 2025 25-03054H</p> |

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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p><b>CASE NO.: 22-CA-006638</b></p> <p><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b><br/><b>Plaintiff, v.</b><br/><b>EARL R. DIXON A/K/A EARL DIXON; UNKNOWN SPOUSE OF EARL R. DIXON A/K/A EARL DIXON; ANDOVER HOMEOWNERS' ASSOCIATION, INC.; SYSCO CENTRAL FLORIDA, INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,</b><br/><b>Defendant.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to an order dated September 24, 2025 entered in Civil Case No. 22-CA-006638 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and EARL R. DIXON A/K/A EARL DIXON; UNKNOWN TENANT #1 NKA LUCILLE FACEY are defendants, Victor D. Crist, Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on October 30, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT 76, BLOCK A, ANDOVER PHASE 2 AND 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 61, PUB-</p> | <p>LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>Property Address: 5648 Tughill Drive, Tampa, FL 33624</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg<br/>10360 W State Rd 84<br/>Fort Lauderdale, FL 33324<br/>Phone: (954) 370-9970<br/>Fax: (954) 252-4571<br/>/s/ Jordan Wainstein<br/>Jordan Wainstein<br/>FBN: 1039538<br/>Service E-mail: fltrealprop@kelleykronenberg.com<br/>File No: M22143-JMV<br/>October 3, 10, 2025 25-03056H</p> |

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| <p><b>NOTICE OF ACTION - PROPERTY</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>CASE NO. 25-CA-004763</b></p> <p><b>DIV J</b></p> <p><b>HARVEY SCHONBRUN, TRUSTEE, Plaintiff, vs.</b><br/><b>SUSAN R. DAVIS aka SUZANNE RAYE DAVIS, DONNA S. BLANK, DANIEL GEORGE BELTRAM, and KEVIN ELWELL, Defendants.</b></p> <p>TO: DANIEL GEORGE BELTRAM, who is absent from Florida or conceals himself, and whose last known mailing addresses are: 102 West Hiawatha Street, Tampa, FL 33604, and 301 South Shore Crest Drive, Tampa, FL 33609</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage in and to the following property in Hillsborough County, Florida:</p> <p>Lots 91 and 92, MAP OF RUSKIN CITY, according to the Plat thereof, recorded in Plat Book 5, Page(s) 75, of the Public Records of Hillsborough County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the plaintiffs' attorney, whose name and address is: Harvey Schonbrun, Esquire, Post Office Box 20587, Tampa, Florida 33622-0587, on or before 11/04/25, and file the original with the Clerk of this court ei-</p> | <p>ther before service of plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this 29 day of September, 2025.</p> <p>VICTOR D. CRIST<br/>CLERK OF CIRCUIT COURT &amp; COMPROLLER (SEAL) Jennifer Taylor<br/>Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 3360</p> <p>plaintiffs' attorney,<br/>Harvey Schonbrun, Esquire,<br/>Post Office Box 20587,<br/>Tampa, Florida 33622-0587<br/>October 3, 10, 2025 25-03041H</p> |

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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p><b>Case No. 25-CA-001697</b></p> <p><b>Navy Federal Credit Union,</b><br/><b>Navy Federal Credit Union,</b><br/><b>Plaintiff, vs.</b><br/><b>Robert Ellerman, et al.,</b><br/><b>Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 25-CA-001697 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Robert Ellerman; Jennifer Ellerman 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 30th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>PARCEL ONE:</p> <p>THE WEST 691.43 FEET OF THE SOUTH 315 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.</p> <p>PARCEL TWO:</p> <p>THE SOUTH 20 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THAT PORTION LYING IN PARCEL ONE DESCRIBED ABOVE AND LESS THE EAST 25 FEET THEREOF CONSIST-</p> | <p>ING OF ROAD RIGHT-OF-WAY, RESERVING TO THE GRANTOR A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED AS PARCEL TWO.</p> <p>TAX ID: U-11-30-22-ZZZ-000005-14880.0</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602.</p> <p>You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org</p> <p>Dated this 1st day of October, 2025.</p> <p>BROCK &amp; SCOTT, PLLC<br/>Attorney for Plaintiff<br/>4919 Memorial Hwy, Suite 135<br/>Tampa, FL 33634<br/>Phone: (954) 618-6955<br/>Fax: (954) 618-6954<br/>FLCourtDocs@brockandscott.com<br/>By /s/Justin J. Kelley<br/>Justin J. Kelley, Esq.<br/>Florida Bar No. 32106<br/>File # 24-F02633<br/>October 3, 10, 2025 25-03067H</p> |

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/20/25 12:28



# 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.

## Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

## Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## 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.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to [www.floridapublicnotices.com](http://www.floridapublicnotices.com).

The public is well-served by notices published in a community newspaper.

### --- ACTIONS / SALES ---

| FIRST INSERTION   |  |
|---|--|
| <b>NOTICE OF ACTION</b><br>IN THE COUNTY COURT OF THE<br>THIRTEENTH JUDICIAL CIRCUIT<br>IN AND FOR HILLSBOROUGH<br>COUNTY, FLORIDA<br>CIVIL DIVISION<br>CASE NO.: 25-CC-0026464<br>DIVISION R<br><b>CROSS CREEK II MASTER<br/>ASSOCIATION, INC.,<br/>Plaintiff, v.<br/>GEORGE EARL BOYD,<br/>UNKNOWN TENANT #1,<br/>UNKNOWN TENANT #2,<br/>Defendants.</b><br>TO: GEORGE EARL BOYD<br>18031 BIRD WATER DRIVE<br>TAMPA, FLORIDA 33647<br>YOU ARE HEREBY NOTIFIED<br>that an action to foreclose a homeowners<br>assessments lien recorded on July 17,<br>2024, in Official Records Instrument #: 2024302495, in the Public Records of<br>Hillsborough County, on the following<br>property located in Hillsborough County,<br>Florida.<br>ADDRESS: 18031 Birdwater<br>Drive, Tampa, Florida 33647<br>LEGAL:<br>Lot 32, Block 1, CROSS CREEK<br>PARCEL "M", PHASE 1, according<br>to map or plat thereof as recorded<br>in Plat Book 86, Page 62,<br>of the Public Records of Hills-<br>borough County, Florida.<br>A Foreclosure Complaint has been filed<br>against you and you are required to<br>serve a copy of your written defenses, if<br>any, to it on Plaintiff's attorney, BRENTON<br>J. ROSS, Esquire, 5550 W. Execu- |  |
| tive Drive, Suite 250, Tampa, Florida<br>33609 on or before 11/5/2025, and file<br>the original with the Clerk of this Court<br>either before service upon the attorney,<br>or immediately thereafter; otherwise a<br>default will be entered against you for<br>the relief demanded in the complaint or<br>petition:<br>If you are a person with a disability<br>who needs an accommodation in order<br>to access court facilities or participate<br>in a court proceeding, you are entitled,<br>at no cost to you, to the provision of<br>certain assistance. To request such an<br>accommodation, please contact Court<br>Administration at least 7 days before<br>your scheduled court appearance, or<br>immediately upon receiving a notification<br>of a scheduled court proceeding if the<br>time before the scheduled appearance<br>is less than 7 days. Complete the<br>Request for Accommodations Form and<br>submit to 800 E. Twiggs Street, Room<br>604, Tampa, FL 33602. ADA Coordina-<br>tion Help Line (813) 272-7040; Hearing<br>Impaired Line 1-800-955-8771;<br>Voice Impaired Line 1-800-955-8770.<br>DATED this 30 day of September,<br>2025.   | Victor D. Crist<br>Clerk of the Court<br>(SEAL) by: Jennifer Taylor<br>Deputy Clerk<br>Hillsborough County Courthouse<br>800 E. Twiggs St.<br>Tampa, FL 33602<br><br>Brenton J. Ross, Esq.<br>5550 W. Executive Drive, Suite 250<br>Tampa, FL 33609<br>October 3, 10, 2025 25-03057H |

| FIRST INSERTION   |   |
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| <b>NOTICE OF ACTION</b><br>IN THE CIRCUIT COURT OF THE<br>THIRTEENTH JUDICIAL CIRCUIT<br>IN AND FOR HILLSBOROUGH<br>COUNTY, FLORIDA.<br>CIVIL DIVISION<br>CASE NO. 24-CA-005791<br>DIVISION: H<br>RF -Section II<br><b>FEDERAL HOME LOAN<br/>MORTGAGE CORPORATION, AS<br/>TRUSTEE FOR THE BENEFIT OF<br/>THE FREDDIE MAC SEASONED<br/>CREDIT RISK TRANSFER TRUST,<br/>SERIES 2022-1,<br/>Plaintiff, vs.<br/>ALICIA R. NIELSEN A/K/A ALICIA<br/>RUTH NIELSEN; MALISSA JESSO<br/>F/K/A MALISSA E. NIELSEN<br/>A/K/A MALISSA ERIN NIELSEN;<br/>et al.,<br/>Defendant(s).</b><br>TO:<br>ANGELA RAE CONSER MCKEAN<br>Last Known Address<br>17505 Copper Creek Dr<br>Edmond, OK 73012<br>Current Residence is Unknown<br>TO: UNKNOWN BENEFICIA-<br>RIES OF THE SHEILA LORRAINE<br>NIELSEN TRUST U/A/D JANUARY<br>23, 2015 deceased<br>RESIDENCES UNKNOWN<br>TO: UNKNOWN SUCCESSOR<br>TRUSTEE OF THE SHEILA LOR-<br>RAINE NIELSEN TRUST U/A/D<br>JANUARY 23, 2015<br>RESIDENCES UNKNOWN<br>YOU ARE NOTIFIED that an action<br>to foreclose a mortgage on the follow-<br>ing described property in Hillsborough<br>County, Florida:<br>LOT 7, BLOCK 1, RIDGE-DALE<br>SUBDIVISION, AS PER PLAT<br>THEREOF, RECORDED IN<br>PLAT BOOK 57, PAGE 35, OF<br>THE PUBLIC RECORDS OF<br>HILLSBOROUGH COUNTY,<br>FLORIDA. |   |
| has been filed against you and you are<br>required to serve a copy of your written<br>defenses, if any, to it on Diaz Anselmo<br>& Associates, P.A., Plaintiff's attorneys,<br>whose address is P.O. BOX 19519, Fort<br>Lauderdale, FL 33318, (954) 564-0071,<br>answers@dallegal.com, on or before<br>October 28, 2025, and file the original<br>with the Clerk of this Court either be-<br>fore service on Plaintiff's attorneys or<br>immediately thereafter; otherwise a<br>default will be entered against you for<br>the relief demanded in the complaint or<br>petition.<br>IF YOU ARE A PERSON WITH<br>A DISABILITY WHO NEEDS ANY<br>ACCOMMODATION IN ORDER TO<br>PARTICIPATE IN THIS PROCEED-<br>ING, YOU ARE ENTITLED, AT NO<br>COST TO YOU, TO THE PROVISION<br>OF CERTAIN ASSISTANCE. TO<br>REQUEST SUCH AN ACCOMMO-<br>DATION, PLEASE CONTACT THE<br>ADMINISTRATIVE OFFICE OF THE<br>COURTS WITHIN TWO WORK-<br>ING DAYS OF THE DATE THE<br>SERVICE IS NEEDED: COMPLETE<br>THE REQUEST FOR ACCOMMO-<br>DATIONS FORM AND SUBMIT TO<br>800 E. TWIGGS STREET, ROOM<br>604 TAMPA, FL 33602. IF YOU<br>ARE HEARING IMPAIRED, CALL<br>1-800-955-8771, VOICE IMPAIRED,<br>CALL 1-800-955-8770 OR EMAIL<br>ADA@FLJUD13.ORG.<br>DATED on September 22, 2025.  | Victor D. Crist<br>As Clerk of the Court<br>(SEAL) By: Mustafa Divan<br>As Deputy Clerk<br><br>Diaz Anselmo & Associates, P.A.,<br>Plaintiff's attorneys,<br>P.O. BOX 19519,<br>Fort Lauderdale, FL 33318,<br>(954) 564-0071,<br>answers@dallegal.com<br>1496-204515 / ME2<br>October 3, 10, 2025 25-03008H |

| FIRST INSERTION   |  |
|---|--|
| <b>NOTICE OF ACTION FOR<br/>SERVICE BY PUBLICATION</b><br>IN THE CIRCUIT COURT OF THE<br>17th JUDICIAL CIRCUIT IN AND<br>FOR BROWARD COUNTY, FLORIDA<br>CASE NO.: FMCE-25-010879<br>IN RE: THE ADOPTION OF:<br><b>CHRISTIAN MICHAEL MEDINA</b><br>Adoptee,<br>To: Michael Medina<br>10855 Sakonnet River Drive, 101<br>Tampa Florida, 33615<br>YOU ARE HEREBY NOTIFIED that<br>an action for Stepparent Adoption has<br>been filed against you and that you are<br>required to serve a copy of your writ-<br>ten defenses, if any, to it on Petitioner,<br>Giancarlo Roman's, attorney, Amelia-<br>Lyn Warchal, Esq., Klein Law Group,<br>P.A., whose address is 4800 N. Federal<br>Highway, Suite 307-B, Boca Raton, FL<br>33431, on or before November 13, 2025,<br>and file the original with the clerk of<br>the Court at Broward County Clerk of<br>Court, 201 S.E. 6th Street, Fort Lauder-<br>dale, FL 33301 before service on Peti-<br>tioner or immediately thereafter. If you<br>fail to do so, a default may be entered<br>against you for the relief demanded in<br>the petition.<br>Copies of all documents in this case,<br>including Orders, are available at the<br>Clerk of the Circuit Court's office. You<br>may review these documents upon re-<br>quest.<br>You must keep the Clerk of Court's<br>office notified of your current address.<br>(You may file Designation of Current<br>Mailing and E-Mail Address, Florida<br>Supreme Court Approved Family Law<br>Form 12.915. Future papers in this law-<br>suit will be mailed or emailed to the<br>addresses on record at the clerk's office.<br>Warning: Rule 12.285, Florida Fam-<br>ily Law Rules of Procedure, requires cer-<br>tain automatic disclosure of documents<br>and information. Failure to comply can<br>result in sanctions, including dismissal<br>or striking of pleadings.<br>Dated: SEP 24 2025<br>Clerk of the Circuit Court<br>By: Deputy Clerk<br>/s/ Brenda D Forman<br>BRENDA D FORMAN<br>ANGEL HARRIS<br>Amelia-Lyn Warchal, Esq.,<br>Klein Law Group, P.A.,<br>4800 N. Federal Highway, Suite 307-B,<br>Boca Raton, FL 33431<br>October 3, 10, 17, 24, 2025<br>25-03019H |  |

| FIRST INSERTION   |  |
|---|--|
| <b>NOTICE OF ACTION</b><br>IN THE CIRCUIT COURT OF THE<br>THIRTEENTH JUDICIAL CIRCUIT<br>IN AND FOR HILLSBOROUGH<br>COUNTY, FLORIDA<br>PROBATE & TRUST DIVISION<br>CASE NO.: 25-CP-000313<br>IN RE: SHEILA LORRAINE<br>NIELSEN TRUST u/a/d January<br>23, 2015<br>To: Steven Andrews<br>YOU ARE NOTIFIED that an ac-<br>tion for judicial modification of trust<br>and appointment of successor trustee<br>has been filed against you and you are<br>required to serve a copy of your written<br>defenses, if any, to it on Frederick L.<br>Hearn, Esquire, the plaintiff's attorney,<br>whose address is Steven L. Hearn, P.A.,<br>600 S. Magnolia Ave., Ste. 200, Tampa,<br>FL 33606, on or before November 5,<br>2025, and file the original with the<br>clerk of this court either before service<br>on the plaintiff's attorney or immedi-<br>ately thereafter; otherwise a default<br>will be entered against you for the relief<br>demanded in the complaint or petition.<br>If you are a person with a disability<br>who needs an accommodation in order<br>to access court facilities or participate<br>in a court proceeding, you are entitled,<br>at no cost to you, to the provision of cer-<br>tain assistance. To request such an ac-<br>commodation, please contact Court Ad-<br>ministration at least 7 days before your<br>scheduled court appearance, or imme-<br>diately upon receiving a notification<br>of a scheduled court proceeding if the<br>time before the scheduled appearance is<br>less than 7 days. Complete the Request<br>for Accommodations Form and submit<br>to 800 E. Twiggs Street, Room 604,<br>Tampa, FL 33602. ADA Coordination<br>Help Line (813) 272-7040; Hearing<br>Impaired Line 1-800-955-8771; Voice<br>Impaired Line 1-800-955-8770.<br>DATED on 09/26, 2025<br>VICTOR D. CRIST<br>As Clerk of the Court<br>(SEAL) By: RYAN MARSH<br>As Deputy Clerk<br>Frederick L. Hearn, Esquire,<br>the plaintiff's attorney,<br>Steven L. Hearn, P.A.,<br>600 S. Magnolia Ave., Ste. 200,<br>Tampa, FL 33606<br>October 3, 10, 17, 24, 2025<br>25-03020H |  |

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TIME

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Deadline Wednesday at noon • Friday Publication

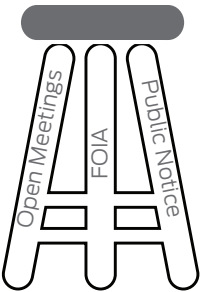
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# Why Public Notice Should Remain in Newspapers

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](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



SUBSEQUENT INSERTIONS

--- TAX DEEDS / PUBLIC SALES ---

| SECOND INSERTION  | SECOND INSERTION   |
|---|--|
| <b>NOTICE OF APPLICATION FOR TAX DEED</b><br>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:<br>Folio No.: 1736710000<br>File No.: 2025-772<br>Certificate No.: 2023 / 14669<br>Year of Issuance: 2023<br>Description of Property:<br>COLLEGE HEIGHTS LOT 4<br>BLOCK 2 PLAT BK / PG : 7 / 21<br>SEC - TWP - RGE : 08 - 29 - 19<br>Name(s) in which assessed:<br>SARAH MATTOX<br>All of said property being in the County of Hillsborough, State of Florida.<br>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a> .<br>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.<br>Dated 9/19/2025 | <b>NOTICE OF APPLICATION FOR TAX DEED</b><br>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:<br>Folio No.: 1442890000<br>File No.: 2025-780<br>Certificate No.: 2023 / 12496<br>Year of Issuance: 2023<br>Description of Property:<br>TAMPA OVERLOOK LOT 5<br>BLOCK 5 PLAT BK / PG : 17 / 2<br>SEC - TWP - RGE : 19 - 28 - 19<br>Name(s) in which assessed:<br>KEDIN ADRIEL REYES<br>All of said property being in the County of Hillsborough, State of Florida.<br>Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a> .<br>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.<br>Dated 9/19/2025 |
| Victor D. Crist<br>Clerk of the Circuit Court<br>Hillsborough County Florida<br>BY Carolina Muniz, Deputy Clerk<br>Sep. 26; Oct. 3, 10, 17, 2025  | Victor D. Crist<br>Clerk of the Circuit Court<br>Hillsborough County Florida<br>BY Carolina Muniz, Deputy Clerk<br>Sep. 26; Oct. 3, 10, 17, 2025   |
| 25-02926H   | 25-02930H  |

| SECOND INSERTION  |                         |                         |
|---|-------------------------|-------------------------|
| NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY  |                         |                         |
| Please take notice SmartStop Self Storage located at 9823 W. Hillsborough Ave, Tampa, FL 33615, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via <a href="http://www.selfstorageauction.com">www.selfstorageauction.com</a> on 10/16/2025 at 2:30 pm. Contents include personal property described below belonging to those individuals listed below. |                         |                         |
| UNIT  | NAME                    | CONTENTS                |
| 102   | Lydell Brown            | Furniture, boxes, tools |
| 407   | Psalmi Thompson         | Boxes, furniture        |
| 536   | DiermensonMazon Cezario | Furniture, car parts    |
| 635   | Marcelo Dos Santos      | Furniture, toys         |
| Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813) 333-5348.<br>Sep. 26; Oct. 3, 2025   |                         |                         |
|   |                         | 25-02909H               |

Q&A

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT  
Legals.BusinessObserverFL.com

To publish your legal notice Email:  
legal@businessobserverfl.com

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--- ACTIONS / SALES ---

| SECOND INSERTION  |
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| <b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b><br>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br>GENERAL JURISDICTION DIVISION<br><b>CASE NO. 25-CA-007264</b><br><b>U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JOHN B. LINDLEY A/K/A JOHN LINDLEY, et. al. Defendant(s),</b><br>TO: UNKNOWN SPOUSE OF JOHN B. LINDLEY A/K/A JOHN LINDLEY, 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.<br>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:<br>LOT 13, EDMONDSON'S REPLAT, AS PER PLATE THEREOF, RECORDED IN PLAT BOOK 29, PAGE 56, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br>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 23, 2025 /(30 days from Date of First Publication of this Notice) and file the origi- |
| Robertson, Anschutz, Schneid, Crane & Partners, PLLC<br>6409 Congress Ave., Suite 100<br>Boca Raton, FL 33487<br>PRIMARY EMAIL: flmail@raslg.com<br>24-224779<br>Sep. 26; Oct. 3, 2025  |
| 25-02901H   |

| SECOND INSERTION  |
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| <b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b><br>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br>GENERAL JURISDICTION DIVISION<br><b>CASE NO. 25-CA-006989</b><br><b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRYAN WADDELL, DECEASED, et. al. Defendant(s),</b><br>TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRYAN WADDELL, 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.<br>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:<br>LOT 3 IN BLOCK A OF HEATHER LAKES UNIT XXVII PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 30 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br>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 23, 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.<br>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.<br>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.<br>WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 18th day of September, 2025.<br>VICTOR D. CRIST<br>CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan<br>DEPUTY CLERK<br>ROBERTSON, ANSCHUTZ, AND SCHNEID, PL<br>ATTORNEY FOR PLAINTIFF<br>6409 Congress Ave., Suite 100<br>Boca Raton, FL 33487<br>PRIMARY EMAIL: flmail@raslg.com<br>25-304825<br>Sep. 26; Oct. 3, 2025 |
| 25-02902H   |

| SECOND INSERTION   |
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| <b>NOTICE OF ACTION</b><br>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br>CIVIL DIVISION<br><b>CASE NO.: 25-CA-006623</b><br><b>DIV O</b><br><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. RODRICK D. HYDE, et al., Defendants.</b><br>TO: JOVON L. HYDE<br>11412 BRIDGE PINE DR, RIVERVIEW, FL 33569<br>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:<br>LOT 5, BLOCK 28, RIVERCREST PHASE 2 PARCEL "O" AND "R", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE(S) 115 THROUGH 126, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 10/23/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.<br>VICTOR CRIST<br>As Clerk of the Court (SEAL) By Isha Tirado-Baker<br>As Deputy Clerk<br>Hillsborough County Courthouse<br>800 E. Twiggs St.<br>Tampa, FL 33602<br>De Cubas & Lewis, P.A.,<br>Attorney for Plaintiff,<br>PO BOX 5026,<br>FORT LAUDERDALE, FL 33310<br>24-02046<br>Sep. 26; Oct. 3, 2025 |
| 25-02897H  |

| SECOND INSERTION   |
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| <b>NOTICE OF FORECLOSURE SALE</b><br>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br>GENERAL JURISDICTION DIVISION<br><b>CASE NO. 25-CA-003705</b><br><b>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JEREMY ZAHLEN, et al. Defendant(s).</b><br>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2025, and entered in 25-CA-003705 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JEREMY ZAHLEN; FLORIDA HOUSING FINANCE CORPORATION; RIVER OAKS CONDOMINIUM I 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 <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> , at 10:00 AM, on October 14, 2025, the following described property as set forth in said Final Judgment, to wit:<br>UNIT 625 OF RIVER OAKS CONDOMINIUM I, PHASE III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3615, PAGE 1906, AS AMENDED, AND ACCORDING TO PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 52, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO.<br>Property Address: 4719 PURITAN CIR, TAMPA, FL 33617<br>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.<br>IMPORTANT<br>AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQs for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org<br>Dated this 23 day of September, 2025.<br>By: /s/ Danielle Salem<br>Danielle Salem, Esquire<br>Florida Bar No. 0058248<br>Communication Email: dsalem@raslg.com<br>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC<br>Attorney for Plaintiff<br>6409 Congress Ave., Suite 100<br>Boca Raton, FL 33487<br>Telephone: 561-241-6901<br>Facsimile: 561-997-6909<br>Service Email: flmail@raslg.com<br>25-278225 - EuE<br>Sep. 26; Oct. 3, 2025 |
| 25-02979H  |

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386 and select the appropriate County name from the menu option or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

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--- ACTIONS / PUBLIC SALES / TAX DEEDS ---

FOURTH INSERTION

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| <p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 24-CA-009384</b><br/><b>DIVISION: F</b><br/><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b><br/><b>Plaintiff, vs.</b><br/><b>SERGIO RAMIREZ, et al.</b><br/><b>Defendant(s).</b></p> | <p><b>TIFFANY BANGHART, Cross-claimant, vs. SERGIO RAMIREZ, Cross-Defendant</b><br/>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.<br/>YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property:<br/>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</p> | <p>South, Range 21 East, Hillsborough County, Florida; LESS the West 25 feet thereof for road; ALSO LESS the East 424 feet thereof,<br/>more commonly known as 3915 Summer Road, Dover, Florida 33527,<br/>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</p> | <p>Date of First publication of this Notice) and file the original with the Clerk of this court either before service on Cross-claimant's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the crossclaim or petition filed herein.<br/>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</p> | <p>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.<br/>WITNESS my hand and the seal of this Court at Hillsborough County Florida this 9 day of September 2025.</p> | <p>VICTOR D. CRIST<br/>CLERK OF THE CIRCUIT COURT (SEAL) Isha Tirado-Baker<br/>DEPUTY CLERK<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</p> <p>SPERRY LAW FIRM<br/>1607 S. Alexander Street,<br/>Suite 101<br/>Plant City, Florida 33563-8421<br/>bjsperry@sperrylaw-pc.com<br/>Sep. 12, 19, 26; Oct. 3, 2025</p> <p>25-02782H</p> |
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| <p>SECOND INSERTION</p> <p><b>Notice of Public Sale</b><br/>Freedom Auction Co., on behalf of Bekins Moving and Storage, will hold a public auction to sell personal property described herein, which is now located at BMS Moving &amp; Storage, 4409 Eagles Falls Place, Tampa, FL 33619, pursuant to Florida Self Storage Facility Act 83.801-83.809. Auction 10/29/2025 at 11:00 AM. All items described as household goods. Notice to: David Paul, Michelle Jacobs, Matthew Gregory, Saafir Harden, Thomas Murphy, Katrina Woon, Shawn Mitchell. Auction will be listed and advertised on www.freedomauctions.com<br/>FL Lic. AU4098 AB2912<br/>Sep. 26; Oct. 3, 2025 25-02936H</p> <p>SECOND INSERTION</p> <p><b>Public Notice</b><br/>Effective Oct. 17, 2025, Karine DeSouza, MD, will no longer be providing care at WellMed.</p> <p>Patients of Dr. DeSouza may continue care at WellMed at Bayside.</p> <p>Patients can obtain copies of their medical records at:<br/>WellMed at Bayside<br/>2701 W. Saint Isabel St.<br/>Tampa, FL 33607<br/>Phone: 1-813-876-9961<br/>Fax: 1-817-514-7879</p> <p>Sep. 26; Oct. 3, 10, 17, 2025 25-02961H</p> | <p>SECOND INSERTION</p> <p><b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b><br/>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 Wednesday October 15, 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:</p> <p><b>T0009 - Kendra Gilmore</b><br/><b>I0012 - Donald Leon Whitfield Jr</b><br/><b>A0011 - Jacqaida Michelle Taylor</b><br/><b>W0015 - Ricardo Ramon Stuvaints</b><br/><b>E0002 - JOVAUGHN HARRIS</b><br/><b>J0004 - Lavern Ellis Cook</b><br/><b>W0012 - Jeffery Paul Randall</b><br/><b>U0023 - Jeremy Middleton</b><br/><b>H0013 - German Ramos-Rodriguez</b><br/><b>D0009 - Arinda Janet Rivera Sanchez</b><br/><b>D0015 - Ajne Jacobly Williams</b></p> <p>Sep. 26; Oct. 3, 2025 25-02970H</p> | <p>SECOND INSERTION</p> <p><b>NOTICE OF APPLICATION FOR TAX DEED</b><br/>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:<br/>Folio No.: 1437740000<br/>File No.: 2025-779<br/>Certificate No.: 2023 / 12438<br/>Year of Issuance: 2023<br/>Description of Property: NEBRASKA AVENUE HEIGHTS LOTS 30 AND 31 BLOCK 1 PLAT BK / PG : 14 / 41 SEC - TWP - RGE : 18 - 28 - 19<br/>Name(s) in which assessed: DCADET INVESTMENTS LLC<br/>ALEJANDRO DEGUT CADET ACTING AS MANAGER<br/>All of said property being in the County of Hillsborough, State of Florida.<br/>Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com.<br/>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.<br/>Dated 9/19/2025</p> <p>Victor D. Crist<br/>Clerk of the Circuit Court<br/>Hillsborough County Florida<br/>BY Carolina Muniz, Deputy Clerk<br/>Sep. 26; Oct. 3, 10, 17, 2025 25-02929H</p> | <p>SECOND INSERTION</p> <p><b>NOTICE OF APPLICATION FOR TAX DEED</b><br/>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:<br/>Folio No.: 0488912000<br/>File No.: 2025-783<br/>Certificate No.: 2023 / 4580<br/>Year of Issuance: 2023<br/>Description of Property: SPEEDWAY PARK UNIT NO 1 W 40 FT OF LOT 19 AND LOT 20 BLOCK 4<br/>PLAT BK / PG : 18 / 15<br/>SEC - TWP - RGE : 02 - 30 - 19<br/>Name(s) in which assessed: REYNALDO VALENCIA<br/>MONICA M VALENCIA<br/>All of said property being in the County of Hillsborough, State of Florida.<br/>Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com.<br/>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.<br/>Dated 9/19/2025</p> <p>Victor D. Crist<br/>Clerk of the Circuit Court<br/>Hillsborough County Florida<br/>BY Carolina Muniz, Deputy Clerk<br/>Sep. 26; Oct. 3, 10, 17, 2025 25-02931H</p> | <p>SECOND INSERTION</p> <p><b>NOTICE OF APPLICATION FOR TAX DEED</b><br/>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:<br/>Folio No.: 1746790000<br/>File No.: 2025-773<br/>Certificate No.: 2023 / 14771<br/>Year of Issuance: 2023<br/>Description of Property: ZEPHYR GROVE S 50 FT OF LOTS 1 2 AND 3 BLOCK 6<br/>PLAT BK / PG : 10 / 17<br/>SEC - TWP - RGE : 08 - 29 - 19<br/>Name(s) in which assessed: CECELIA BARRETT<br/>All of said property being in the County of Hillsborough, State of Florida.<br/>Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com.<br/>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.<br/>Dated 9/19/2025</p> <p>Victor D. Crist<br/>Clerk of the Circuit Court<br/>Hillsborough County Florida<br/>BY Carolina Muniz, Deputy Clerk<br/>Sep. 26; Oct. 3, 10, 17, 2025 25-02927H</p> | <p>THIRD INSERTION</p> <p><b>PUBLIC NOTICE</b><br/>Effective Oct. 17, 2025, Omprakash Pansara, MD, is no longer providing care at WellMed.</p> <p>Patients of Dr. Pansara may continue care at WellMed at Sun Lake</p> <p>Patients can obtain copies of their medical records at:<br/>WellMed at Sun Lake<br/>18956 N. Dale Mabry Highway<br/>Suite 102<br/>Lutz, FL 33548<br/>Phone: 1-813-948-8597<br/>Fax: 1-813-949-5919</p> <p>Sep. 19, 26; Oct. 3, 10, 2025 25-02850H</p> |
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| <p>SECOND INSERTION</p> <p><b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b><br/>Please take notice SmartStop Self Storage located at 16900 State Rd 54, Lutz FL 33558 intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/16/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below</p> <p>Unit 3079 Mahoney, Sean Artwork, Boxes, totes, computer, lamps, sports, tools<br/>Unit 3114 Spade, Georgia Appliances, artwork, boxes, totes, furniture<br/>Unit 2024 Allen, Michael Appliances, boxes, bags, totes, electronics, tools</p> <p>Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (813)553-3703.</p> <p>Sep. 26; Oct. 3, 2025 25-02910H</p> | <p>SECOND INSERTION</p> <p><b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>Case #: 25-CA-003951</b><br/><b>DIVISION: E</b><br/><b>Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.-</b><br/><b>Judy S. Parmley; Tamara Ann Parmley; Unknown Spouse of Judy S. Parmley; Unknown Spouse of Tamara Ann Parmley; Ardent Federal Credit Union; Sun City Center West Master Association, Inc.; Greater Sun City Center Beautification Corporation; Sun City Center Community Association, Inc.; Estates at Lake View Property Owners' 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).</b><br/>TO: Judy S. Parmley: 1115 Signature Drive, Sun City Center, FL 33573, Tamara Ann Parmley: 1115 Signature Drive, Sun City Center, FL 33573, Unknown Spouse of Judy S. Parmley: 1115 Signature Drive, Sun City Center, FL 33573 and Unknown Spouse of Tamara Ann Parmley: 1115 Signature Drive, Sun City Center, FL 33573<br/>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 De-</p> |
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| <p>SECOND INSERTION</p> <p><b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>Case #: 25-CA-003951</b><br/><b>DIVISION: E</b><br/><b>Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.-</b><br/><b>Judy S. Parmley; Tamara Ann Parmley; Unknown Spouse of Judy S. Parmley; Unknown Spouse of Tamara Ann Parmley; Ardent Federal Credit Union; Sun City Center West Master Association, Inc.; Greater Sun City Center Beautification Corporation; Sun City Center Community Association, Inc.; Estates at Lake View Property Owners' 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).</b><br/>TO: Judy S. Parmley: 1115 Signature Drive, Sun City Center, FL 33573, Tamara Ann Parmley: 1115 Signature Drive, Sun City Center, FL 33573, Unknown Spouse of Judy S. Parmley: 1115 Signature Drive, Sun City Center, FL 33573 and Unknown Spouse of Tamara Ann Parmley: 1115 Signature Drive, Sun City Center, FL 33573<br/>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 De-</p> | <p>fendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.<br/>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:<br/>LOT 12, BLOCK 2, SUN CITY CENTER UNIT 259, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>more commonly known as 1115 Signature Drive, Sun City Center, FL 33573.<br/>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 17, 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.<br/>"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."<br/>WITNESS my hand and seal of this Court on the 11 day of September, 2025.</p> <p>Victor D. Crist<br/>Circuit and County Courts (SEAL) By: Isha Tirado-Baker<br/>Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602<br/>LOGS LEGAL GROUP LLP,<br/>Attorneys for Plaintiff,<br/>750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487<br/>25-332908 FC01 RFT<br/>Sep. 26; Oct. 3, 2025 25-02916H</p> |
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| <p>SECOND INSERTION</p> <p><b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>Case #: 25-CA-003951</b><br/><b>DIVISION: E</b><br/><b>Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.-</b><br/><b>Judy S. Parmley; Tamara Ann Parmley; Unknown Spouse of Judy S. Parmley; Unknown Spouse of Tamara Ann Parmley; Ardent Federal Credit Union; Sun City Center West Master Association, Inc.; Greater Sun City Center Beautification Corporation; Sun City Center Community Association, Inc.; Estates at Lake View Property Owners' 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).</b><br/>TO: Judy S. Parmley: 1115 Signature Drive, Sun City Center, FL 33573, Tamara Ann Parmley: 1115 Signature Drive, Sun City Center, FL 33573, Unknown Spouse of Judy S. Parmley: 1115 Signature Drive, Sun City Center, FL 33573 and Unknown Spouse of Tamara Ann Parmley: 1115 Signature Drive, Sun City Center, FL 33573<br/>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 De-</p> | <p>fendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.<br/>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:<br/>LOT 12, BLOCK 2, SUN CITY CENTER UNIT 259, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE(S) 91, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>more commonly known as 1115 Signature Drive, Sun City Center, FL 33573.<br/>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 17, 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.<br/>"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."<br/>WITNESS my hand and seal of this Court on the 11 day of September, 2025.</p> <p>Victor D. Crist<br/>Circuit and County Courts (SEAL) By: Isha Tirado-Baker<br/>Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602<br/>LOGS LEGAL GROUP LLP,<br/>Attorneys for Plaintiff,<br/>750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487<br/>25-332908 FC01 RFT<br/>Sep. 26; Oct. 3, 2025 25-02916H</p> |
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| <p>SECOND INSERTION</p> <p><b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>Case #: 25-CA-007394</b><br/><b>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NRI, PLAINTIFF, VS.</b><br/><b>THE ESTATE OF INEZ BUSH A/K/A INEZ BOLDEN BUSH (DECEASED), ET AL. DEFENDANT(S).</b><br/>TO: OSCAR BUSH, III<br/>RESIDENCE: UNKNOWN<br/>LAST KNOWN ADDRESS: 158 Greenacre Cir., Kingsland, GA 31548<br/>TO: ASHLEY GODFREY<br/>RESIDENCE: UNKNOWN<br/>LAST KNOWN ADDRESS: 2450 E Hillsborough Ave., Apt. 615, Tampa, FL 33610<br/>TO: DONNELL SHANKLIN<br/>RESIDENCE: UNKNOWN<br/>LAST KNOWN ADDRESS: 14207 Cyber Pl., Apt. 202, Tampa, FL 33613<br/>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:<br/>LOT 15, BLOCK 5, BIG OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 29. PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>has been filed against you, and you are</p> | <p>BIKE, BOXES, LUGGAGE; Mercer, Delaney TOTES, CLOTHES, BOXES, WHOLE PC, POWER TOOLS; Ragins, Tunitra PAPERWORK , BAGS; Wilkerson, Coni Dishes, Totes, Boxes, Dresser, Wreathes, Misc. Items; Peters, Jisiya ADULT BIKE, KIDS BIKE, BOXES, BAGS, DRESSER, LAMP, 2 TVs, FOOT STOOL, BED FRAME, MISC ITEMS; Ervin, Lakesha FLAT SCREEN TV S , TOTES, DECORATIONS, FURNITURE, KITCHENWARE MISC ITEMS; Grantlin, Eugene BOXES, TOTES, LUGGAGE, CLOTHES, FURNITURE, LAMP, SAFE, SHOES Sale is subject to cancellation in the event of settlement between owner and obligated party.<br/>Sep. 26; Oct. 3, 2025 25-02920H</p> <p>required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris &amp; Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before October 9, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.<br/>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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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.<br/>This notice shall be published once a week for two consecutive weeks in the Business Observer.<br/>Date: September 3, 2025<br/>Clerk of the Circuit Court (SEAL) By: Mustafa Divan<br/>Deputy Clerk of the Court<br/>Tromberg, Miller, Morris &amp; Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441<br/>Our Case #: 21-000266/22-CA-007394/SPS<br/>Sep. 26; Oct. 3, 2025 25-02939H</p> |
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| <p>SECOND INSERTION</p> <p><b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>Case #: 25-CA-007394</b><br/><b>U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NRI, PLAINTIFF, VS.</b><br/><b>THE ESTATE OF INEZ BUSH A/K/A INEZ BOLDEN BUSH (DECEASED), ET AL. DEFENDANT(S).</b><br/>TO: OSCAR BUSH, III<br/>RESIDENCE: UNKNOWN<br/>LAST KNOWN ADDRESS: 14207 Cyber Pl., Apt. 202, Tampa, FL 33613<br/>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:<br/>LOT 15, BLOCK 5, BIG OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 29. PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>has been filed against you, and you are</p> | <p>BIKE, BOXES, LUGGAGE; Mercer, Delaney TOTES, CLOTHES, BOXES, WHOLE PC, POWER TOOLS; Ragins, Tunitra PAPERWORK , BAGS; Wilkerson, Coni Dishes, Totes, Boxes, Dresser, Wreathes, Misc. Items; Peters, Jisiya ADULT BIKE, KIDS BIKE, BOXES, BAGS, DRESSER, LAMP, 2 TVs, FOOT STOOL, BED FRAME, MISC ITEMS; Ervin, Lakesha FLAT SCREEN TV S , TOTES, DECORATIONS, FURNITURE, KITCHENWARE MISC ITEMS; Grantlin, Eugene BOXES, TOTES, LUGGAGE, CLOTHES, FURNITURE, LAMP, SAFE, SHOES Sale is subject to cancellation in the event of settlement between owner and obligated party.<br/>Sep. 26; Oct. 3, 2025 25-02920H</p> <p>required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris &amp; Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before October 9, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.<br/>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 ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 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.<br/>This notice shall be published once a week for two consecutive weeks in the Business Observer.<br/>Date: September 3, 2025<br/>Clerk of the Circuit Court (SEAL) By: Mustafa Divan<br/>Deputy Clerk of the Court<br/>Tromberg, Miller, Morris &amp; Partners, PLLC, attorneys for Plaintiff, 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441<br/>Our Case #: 21-000266/22-CA-007394/SPS<br/>Sep. 26; Oct. 3, 2025 25-02939H</p> |
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SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
**Case No.: 25-CP-003178**  
**IN RE: THE ESTATE OF TY SAMUEL GALLEY**  
**Deceased.**

The administration of the estate of TY SAMUEL GALLEY, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2025.

**Signed by:**  
**Sylvia B Galley**  
**SYLVIA B. GALLEY**  
2849 Dove Ave  
Marrero, LA 70072  
Tel: (504) 452-3835  
**Personal Representative**  
/s/ C. Todd Marks  
C. Todd Marks, Esq./FBN: 019124  
Westchase Law, P.A.  
12027 Whitmarsh Lane  
Tampa, FL 33626  
Tel: (813) 490-5211  
Service@westchaselaw.com  
Attorneys for Personal Representative  
Sep. 26; Oct. 3, 2025 25-02907H

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION  
**CASE NO. 25-CA-003172**  
**NATIONSTAR MORTGAGE LLC, Plaintiff, vs.**  
**BROTHERS DIAZ & ASSOCIATES LLC, et al., Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 09, 2025 in Civil Case No. 25-CA-003172 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Brothers Diaz & Associates LLC, 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 14th day of October, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 14, Block 12, Carlton Lakes West 2, according to the plat thereof as recorded in Plat Book 134, Pages 172 through 177, of the Public Records of Hillsborough County, Florida.

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.  
/s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLP  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-06840FL  
Sept. 26; Oct. 3, 2025 25-02921H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25CP003121**  
**IN RE: ESTATE OF WILLIAM THROCKMORTON BROTHERS,**  
**Deceased.**

The administration of the estate of WILLIAM THROCKMORTON BROTHERS, 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 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.

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 26, 2025.

**Petitioner:**  
**DARREN BROTHERS**  
C/O TIMOTHY W. GENSMER, P.A.  
2831 RINGLING BLVD. STE 202A  
SARASOTA, FL 34237  
Attorney for Petitioner:  
TIMOTHY W. GENSMER, ESQ.  
TIMOTHY W. GENSMER, P.A.  
2831 RINGLING BLVD, STE 202A  
SARASOTA, FL 34237  
Telephone: 941-952-9377  
Florida Bar No. 586242  
Sep. 26; Oct. 3, 2025 25-02911H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-2955**  
**Division: B**  
**IN RE: ESTATE OF GARY MCCALL,**  
**Deceased.**

The administration of the estate of GARY MCCALL, deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 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 26, 2025.

**NANCY MCCALL**  
720 Fox Hills Drive  
Sun City Center, FL 33573  
**Personal Representative**  
Justin J. Klatsky  
Attorney for Personal Representative  
Florida Bar No. 62500  
Valrico Law Group  
3626 Erindale Drive  
Valrico, FL 33596  
Telephone: (813) 661-5180  
Email:  
justin.klatsky@valricolawgroup.com  
Secondary Email:  
tara.morrow@valricolawgroup.com  
Sep. 26; Oct. 3, 2025 25-02914H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA  
PROBATE DIVISION  
**File Number: 25-CP-000314**  
**IN RE: The Estate of: MICHAEL P. JURAN,**  
**Deceased.**

The administration of the estate of MICHAEL P. JURAN, deceased, whose date of death was November 11, 2024, and whose social security number is xxx-xx-0764, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 26, 2025.

**Personal Representative:**  
**Robert Oshirak**  
1409 Hurley Pond Lane  
Valrico, Florida 33596  
stuntmen1@aol.com  
Attorney for Personal Representative:  
By: /s/Thomas J. Gallo  
Thomas J. Gallo,  
THOMAS J. GALLO ATTORNEY, P.A.  
Florida Bar No. 0723983  
2240 Lithia Center Ln.  
Valrico, Florida 33596  
Telephone: (813) 815-4529  
Sep. 26; Oct. 3, 2025 25-02913H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No.: 25-CP-003242**  
**IN RE: ESTATE OF EARL MARTIN,**  
**Deceased.**

The administration of the estate of Earl Martin, deceased, File Number 25-CP-003242, 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 unmaturred, 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 unmaturred, 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 26, 2025.

**Petitioner:**  
**Peter Martin**  
5500 Mulberry Drive  
North Prince George, VA 23860  
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  
Sep. 26; Oct. 3, 2025 25-02964H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-02766**  
**IN RE: ESTATE OF Cynthia Evanelle Knowles**  
**Deceased.**

The administration of the estate of Cynthia Evanelle Knowles, deceased, whose date of death was June 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 26, 2025.

**Personal Representative:**  
**James Lee Riddick**  
19517 Deer Lake Road  
Lutz, Florida 33548  
Attorney for Personal Representative:  
Nancy McClain Alfonso, Esquire  
Florida Bar Number: 845892  
ALFONSO HERSCH  
Post Office Box 4  
Dade City, Florida 33526-0004  
Telephone: (352) 567-5636  
E-Mail: eserve@alfonsohersch.com  
Secondary: jerrod@alfonsohersch.com  
Sep. 26; Oct. 3, 2025 25-02918H

SECOND INSERTION

**NOTICE TO HEIRS**  
IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY FLORIDA  
PROBATE DIVISION  
**FILE NO: 2025 CP 2876**  
**IN RE: ESTATE OF MICHELLE RENEE EMERSON**  
**Deceased.**

A Petition For Administration of The Estate of Michelle Renee Emerson, whose date of death was March 15, 2025, has been filed in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. Case number 2025 CP 2876. The name and address of the proposed personal representative and personal representative's attorney are set forth below.

The Heirs are hereby given notice of potential funds due for disbursement to said heirs that will be set forth by an order of the court. Heirs and/or their legal successors or representatives, are given notice to contact the attorney below within 30 days to claim their respective interest in the estate. If no heirs claim an interest in the estate, any funds remaining at the conclusion of the estate will be deposited into the registry of the court, after which time each respective heir will be required to properly petition the court for their respective share of the funds, if any. Failure to take timely action may result in escheatment of the funds to the State of Florida. You are encouraged to seek legal counsel if you do not understand the importance of this notice.

The date of first publication of this notice is September 26, 2025.

**Proposed Personal Representative:**  
**John W. MacGloan**  
**c/o Long, Ragsdale & Waters, P.C.**  
1111 N. Northshore Drive, Suite S-700  
Knoxville, Tennessee 37919  
Attorney for Personal Representative:  
Brenden S. Moriarty, Esq.  
Attorney for Petitioner  
Florida Bar Number: 0189863  
Long, Ragsdale & Waters, P.C.  
1111 N. Northshore Drive, Suite S-700  
Knoxville, Tennessee 37919  
Telephone: (865) 584-4040  
E-Mail: bmoriarty@lrwlaw.com  
Sep. 26; Oct. 3, 10, 17, 2025 25-02951H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA,  
PROBATE DIVISION  
**CASE NO.: 25-CP-002640**  
**DIVISION: B**  
**IN RE: THE ESTATE OF: FAY ARLEEN GARCIA A/K/A FAYE ARLEEN GARCIA A/K/A FAY ARREDONDO GARCIA A/K/A FAY A. GARCIA**  
**Deceased.**

The administration of the Estate of FAY ARLEEN GARCIA A/K/A FAYE ARLEEN GARCIA A/K/A FAY ARREDONDO GARCIA A/K/A FAY A. GARCIA, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is the Edgecombe Courthouse, Attn: Probate Department, P.O. Box 989, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 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 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. 732.221.

The date of first publication of this notice is September 26, 2025.

**ARIEL KERISH**  
**Personal Representative**  
1719 West Ferris Avenue  
Tampa, Florida 33603  
KNOWLTON LAW FIRM, PL.  
Horace A. Knowlton IV, Esq.  
HORACE A. KNOWLTON IV, Esquire  
Attorney for Personal Rep.  
Florida Bar No.: 817945  
14502 North Dale Mabry Highway  
Suite 200  
Tampa, Florida 33618  
813-253-3013  
Email:  
Knowltonlawfirmpl@gmail.com  
Sep. 26; Oct. 3, 2025 25-02982H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 25-CP-000693**  
**Division: A**  
**IN RE: ESTATE OF REBECCA MAE WELLS**  
**Deceased.**

The administration of the estate of REBECCA MAE WELLS, deceased, whose date of death was July 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the successor personal representative and the successor 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 successor personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes,

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 26, 2025.

**Successor Personal Representative:**  
**Krysti Leigh Wells-Zamudio**  
12009 Dagwood Way  
Riverview, FL 33579  
Attorney for Successor  
Personal Representative:  
RODOLFO SUAREZ, JR., ESQ.,  
Attorney  
Florida Bar Number: 013201  
9100 S Dadeland Blvd., Suite 1620  
Miami, Florida 33156  
Telephone: (305) 448-4244  
Fax: (305) 448-4211  
E-Mail: rudy@suarezlawyers.com  
Secondary E-Mail:  
eservice@suarezlawyers.com  
Sept. 26; Oct. 3, 2025 25-02923H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.: 25-CP-002652**  
**IN RE: ESTATE OF JANET RUTH BERTOCH**  
**a/k/a JANET BERTOCH,**  
**Deceased**

he administration of the estate of Janet Ruth Bertoch a/k/a Janet Bertoch, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is September 26, 2025.

**Personal Representative:**  
**Jay Bertoch**  
253 Teal Lane  
Tallahassee, Florida 32308  
Attorney for Personal Representative:  
Emily B. Weeks  
Florida Bar Number: 95904  
Hill Ward Henderson  
101 E. Kennedy Boulevard, Suite 3700  
Tampa, FL 33602  
Telephone: (813) 221-3900  
Fax: (813) 221-2900  
E-Mail: emily.weeks@hwhlaw.com  
Secondary probate.efile@hwhlaw.com  
21351599  
Sep. 26; Oct. 3, 2025 25-02981H



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ESTATE

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SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002565  
Division A  
IN RE: ESTATE OF EILEEN PHILLIPS a/k/a EILEEN C. PHILLIPS, Deceased.

The administration of the estate of EILEEN PHILLIPS a/k/a EILEEN C. PHILLIPS, deceased, whose date of death was March 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 26, 2025

**JUDITH BURKE WEINGOLD**  
Personal Representative  
190 East Orange Hill Circle  
Orange Village, OH 44022  
JAMES P. HINES, JR.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 South Hyde Park Avenue  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email: mngreco@hnh-law.com  
Sept. 26; Oct. 3, 2025 25-02912H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No: 2025-CP-003033  
IN RE: ESTATE OF STEPHEN W. JOHNSON A/K/A STEPHEN WARFIELD JOHNSON, Deceased.

The administration of the estate of STEPHEN W. JOHNSON A/K/A STEPHEN WARFIELD JOHNSON, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney is 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.

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

The date of first publication of this Notice is September 26, 2025.

**Personal Representative:**  
**CHRISTOPHER CARLTON JOHNSON**  
3418 S. Beach Drive  
Tampa, FL 33629  
Attorney for Personal Representative:  
M. MEREDITH KIRSTE  
M. Meredith Kirste, P.A.  
7928 U.S. Highway 441, Suite 3  
Leesburg, FL 34788  
Phone: (352) 326-3455  
Florida Bar No. 0079065  
Attorney for Personal Representative  
Sept. 26; Oct. 3, 2025 25-02944H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003156  
Division A  
IN RE: ESTATE OF FRANK JOSEPH FOGEL a/k/a FRANK J. FOGEL, Deceased.

The administration of the estate of FRANK JOSEPH FOGEL A/K/A FRANK J. FOGEL, deceased, whose date of death was June 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. BOX 3360, Tampa, FL 33601-3360. 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 26, 2025

**JEFFREY P. FOGEL**  
Personal Representative  
1010 Nicholas Drive  
West Chester, PA 19380  
JAMES P. HINES, JR.  
Attorney for Personal Representative  
Florida Bar No. 061492  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave.  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: jhinesjr@hnh-law.com  
Secondary Email: mngreco@hnh-law.com  
Sept. 26; Oct. 3, 2025 25-02943H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-002990  
IN RE: ESTATE OF CHESTER B. GROCHOWSKI, aka CHESTER BRUCE GROCHOWSKI Deceased.

The administration of the estate of CHESTER B. GROCHOWSKI, also known as CHESTER BRUCE GROCHOWSKI, deceased, whose date of death was May 3, 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 26, 2025.

**DORIS GROCHOWSKI**  
Personal Representative  
1117 Villeroy Drive  
Sun City Center, FL 33573  
James P. Hines, Jr.  
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  
Sept. 26; Oct. 3, 2025 25-02945H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-000465  
IN RE: ESTATE OF LAWRENCE CHANEY, Deceased.

The administration of the estate of LAWRENCE CHANEY, Deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 26, 2025.

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.

**TOMMY CHANEY,**  
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:  
angelica@srblawyers.com  
Sept. 26; Oct. 3, 2025 25-02942H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002662  
IN RE: ESTATE OF ALICE FAY FERGUSON, aka ALICE FERGUSON Deceased.

The administration of the estate of ALICE FAY FERGUSON, also known as ALICE FERGUSON, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. 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 26, 2025.

**CHRISTOPHER DALE FERGUSON**  
Personal Representative  
21 Carol Drive  
Hurricane, WV 25526  
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  
Sept. 26; Oct. 3, 2025 25-02946H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003103  
IN RE: ESTATE OF CAROL A. CARLETO, A/K/A CAROL CARLETO AND CAROL ANN CARLETO Deceased.

The administration of the estate of CAROL A. CARLETO, a/k/a as CAROL CARLETO and CAROL ANN CARLETO, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 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 26, 2025.

**Personal Representative:**  
**MATTHEW M. JONES**  
500 N. Westshore Blvd., Suite 920  
Tampa, Florida 33609  
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  
Sep. 26; Oct. 3, 2025 25-02965H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002660  
Division Probate  
IN RE: ESTATE OF STEPHEN RICHARD WRIGHT AKA STEPHEN R. WRIGHT Deceased.

The administration of the Estate of Stephen Richard Wright aka Stephen R. Wright, deceased, whose date of death was February 12, 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.

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 26, 2025.

**Personal Representative:**  
**Lucinda Wright**  
28 Cottage Street #2202  
Jersey City, New Jersey 07306  
Attorney for Personal Representative:  
Gregory J. Ritter, Esq.  
Florida Bar Number: 373461  
MORITTHOCK & HAMROFF LLP  
8151 Peters Road, Suite 3100  
Plantation, FL 33324  
Telephone: (954) 340-2203  
Fax: (954) 340-2211  
E-Mail: gritter@moritthock.com  
Secondary E-Mail: saustin@moritthock.com  
Sept. 26; Oct. 3, 2025 25-02924H

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-003212  
IN RE: ESTATE OF GERALD FRANCIS GUDE, A/K/A GERALD F. GUDE AND JERRY FRANCIS GUDE Deceased.

The administration of the estate of GERALD FRANCIS GUDE, A/K/A GERALD F. GUDE and JERRY FRANCIS GUDE, 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 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 26, 2025.

**Personal Representative:**  
**KATHLEEN ANNE GUDE**  
4507 Whitworth Lane  
Tampa, Florida 33624  
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  
Sep. 26; Oct. 3, 2025 25-02980H

SAVE TIME

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FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/2/2006 - V33



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ACTIONS / SALES

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| SECOND INSERTION  |
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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 25-CA-002854</b><br/><b>LAKEVIEW LOAN SERVICING, LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>SERGEO NICKLOS AND ANGELICA S. YOUNG A/K/A ANGELICA YOUNG, et al.</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 19, 2025, and entered in 25-CA-002854 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and SERGEO NICKLOS; ANGELICA S. YOUNG A/K/A ANGELICA YOUNG; COPPER CREEK OF RIVERVIEW HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF COURT OF 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 14, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 122, COPPER CREEK PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 128, PAGES 178 THROUGH 183, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>Property Address: 9954 HOUND CHASE DRIVE, GIBSONTON, FL 33534</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>   |
| <p>lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 22 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC<br/>Attorney for Plaintiff<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>Telephone: 561-241-6901<br/>Facsimile: 561-997-6909<br/>Service Email: flmail@raslg.com<br/>By: \S\Danielle Salem<br/>Danielle Salem, Esquire<br/>Florida Bar No. 0058248<br/>Communication Email: dsalem@raslg.com<br/>23-132314 - ErS<br/>Sep. 26; Oct. 3, 2025 25-02974H</p> |

| SECOND INSERTION  |
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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>CIRCUIT CIVIL DIVISION<br/><b>CASE NO.: 23-CA-014791</b><br/><b>SPECIALIZED LOAN SERVICING LLC</b><br/><b>Plaintiff(s), vs.</b><br/><b>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH UNDER, OR AGAINST, VIVIAN MORALES AKA VIVIAN IGNA MORALES, DECEASED, ET AL.,</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on June 23, 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 23rd 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:</p> <p>LOT 2, BLOCK 1, DREWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>Property address: 110 West Drew Street, Plant City, FL 33563</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>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</p> |
| <p>the above styled matter, of all pleadings and documents required to be served on the parties.</p> <p>AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE 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.</p> <p>Respectfully submitted,<br/>/s/ Betsy Falgas<br/>PADGETT LAW GROUP<br/>BETZY FALGAS, ESQ.<br/>Florida Bar # 76882<br/>6267 Old Water Oak Road, Suite 203<br/>Tallahassee, FL 32312<br/>(850) 422-2520 (telephone)<br/>(850) 422-2567 (facsimile)<br/>attorney@padgettlawgroup.com<br/>Attorney for Plaintiff<br/>TDP File No. 25-009242-1<br/>Sep. 26; Oct. 3, 2025 25-02963H</p>   |

| SECOND INSERTION  |
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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 24-CA-004464</b><br/><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,</b><br/><b>Plaintiff, vs.</b><br/><b>LUZ MIRANDA A/K/A LUZ M. MIRANDA, et al.</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 19, 2025, and entered in 24-CA-004464 of the Circuit Court of the THIRTEENTH Judicial Circuit 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 the Plaintiff and LUZ MIRANDA A/K/A LUZ M. MIRANDA; GEORGINA MIRANDA; PEDRO MIRANDA 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 14, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 44, BOUGENVISTA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 28, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>Property Address: 307 E ALTHEA AVE, TAMPA, FL 33612</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>  |
| <p>lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 23 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC<br/>Attorney for Plaintiff<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>Telephone: 561-241-6901<br/>Facsimile: 561-997-6909<br/>Service Email: flmail@raslg.com<br/>By: \S\Danielle Salem<br/>Danielle Salem, Esquire<br/>Florida Bar No. 0058248<br/>Communication Email: dsalem@raslg.com<br/>24-177151 - NaC<br/>Sep. 26; Oct. 3, 2025 25-02975H</p> |

| SECOND INSERTION   |
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| <p>33570</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 23 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC<br/>Attorney for Plaintiff<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>Telephone: 561-241-6901<br/>Facsimile: 561-997-6909<br/>Service Email: flmail@raslg.com<br/>By: \S\Danielle Salem<br/>Danielle Salem, Esquire<br/>Florida Bar No. 0058248<br/>Communication Email: dsalem@raslg.com<br/>22-065213 - ErS<br/>Sep. 26; Oct. 3, 2025 25-02972H</p> |
| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 23-CA-000901</b><br/><b>SPECIALIZED LOAN SERVICING LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>BERIT FINELLI, et al.</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 09, 2025, and entered in 23-CA-000901 of the Circuit Court of the THIRTEENTH Judicial Circuit 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 the Plaintiff and BERIT FINELLI; BERIT E. FINELLI; STEPHEN FINELLI; STATE OF FLORIDA, DEPARTMENT OF REVENUE; THE RYLAND GROUP, INC; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THORSTEN C. YOCOM, DECEASED; ALEXANDRA BENALCAZAR-YOCOM; NIEL YOCOM 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 14, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 21, OF MIRA LAGO WEST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 84, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>Property Address: 1514 MIRA LAGO CIRCL, RUSKIN, FL</p>  |

| SECOND INSERTION  |
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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 25-CA-000808</b><br/><b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>TRAVIS DEAN BUEHLER, et al.</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 13, 2025, and entered in 25-CA-000808 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and TRAVIS DEAN BUEHLER; SOUTH POINTE OF TAMPA HOMEOWNERS ASSOCIATION, INC.; SUNNOVA TE MANAGEMENT LLC; PROPERTY PARTNER SOLUTIONS, LLC 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 14, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 10, SOUTH POINTE, PHASE 3A THROUGH 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 43, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.<br/>Property Address: 12603 MID-POINTE DR, RIVERVIEW, FL 33578</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-</p>  |
| <p>dance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 23 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC<br/>Attorney for Plaintiff<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>Telephone: 561-241-6901<br/>Facsimile: 561-997-6909<br/>Service Email: flmail@raslg.com<br/>By: \S\Danielle Salem<br/>Danielle Salem, Esquire<br/>Florida Bar No. 0058248<br/>Communication Email: dsalem@raslg.com<br/>24-259882 - NaC<br/>Sep. 26; Oct. 3, 2025 25-02978H</p> |

| SECOND INSERTION   |
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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 24-CA-005365</b><br/><b>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL3 TRUST,</b><br/><b>Plaintiff, vs.</b><br/><b>JERMELEO CHESTNUT, et al.</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 12, 2025, and entered in 24-CA-005365 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPL3 TRUST is the Plaintiff and JERMELEO CHESTNUT; LAURA WILLIS; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST GENIETHA CHESTNUT, DECEASED; MARIAH CHESTNUT; STATE OF FLORIDA DEPARTMENT OF REVENUE; REBECCA ABRAHAM; CLERK OF COURT OF 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 15, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 5 OF BLOCK 8 OF JACKSON HEIGHTS SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS THE SAME IS RECORDED IN PLAT BOOK 4, PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 3101 E 29TH AVE, TAMPA, FL 33605</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 23 day of September, 2025.</p> <p>By: \S\Danielle Salem<br/>Danielle Salem, Esquire<br/>Florida Bar No. 0058248<br/>Communication Email: dsalem@raslg.com<br/>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC<br/>Attorney for Plaintiff<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>Telephone: 561-241-6901<br/>Facsimile: 561-997-6909<br/>Service Email: flmail@raslg.com<br/>24-231149 - MaM<br/>Sep. 26; Oct. 3, 2025 25-02977H</p> |

Q&A

What is a public notice?

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

11/18/23 7:30

| SECOND INSERTION  |
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| <p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 25-CA-000810</b><br/><b>SELECT PORTFOLIO SERVICING, INC.,</b><br/><b>Plaintiff, vs.</b><br/><b>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR A. MOFFA, DECEASED, et al.</b><br/><b>Defendant(s).</b><br/>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 10, 2025, and entered in 25-CA-000810 of the Circuit Court of the THIRTEENTH Judicial Circuit in</p>  |
| <p>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 the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARTHUR A. MOFFA, DECEASED; JENNIPHER MOFFA LENOIR A/K/A JENNIPHER LENOIR ROBBINS; ARTHUR WILLIAM MOFFA; HIGHGATE II CONDOMINIUM ASSOCIATION, INC.; SUN CITY CENTER WEST MASTER ASSOCIATION, INC. FKA KINGS POINT WEST CONDOMINIUM, 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 Oc-</p>   |
| <p>tober 15, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>UNIT 155, PHASE 2 OF HIGHGATE II CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 4054, PAGE(S) 371, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.<br/>Property Address: 2024 HEATHFIELD CIR, SUN CITY CENTER, FL 33573</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 23 day of September, 2025.</p> <p>By: \S\Danielle Salem<br/>Danielle Salem, Esquire<br/>Florida Bar No. 0058248<br/>Communication Email: dsalem@raslg.com<br/>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC<br/>Attorney for Plaintiff<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>Telephone: 561-241-6901<br/>Facsimile: 561-997-6909<br/>Service Email: flmail@raslg.com<br/>24-218803 - MiM<br/>Sep. 26; Oct. 3, 2025 25-02976H</p> |



| SECOND INSERTION  |
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| <p><b>RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</b><br/><b>CIVIL DIVISION</b><br/><b>CASE NO. 23-CA-016153</b><br/><b>DIVISION: I</b><br/><b>RF-Section II</b><br/><b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b><br/><b>Plaintiff, vs.</b><br/><b>STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, 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).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated February 12, 2025, and an Order Canceling and Resetting Foreclosure Sale dated September 10, 2025 and entered in Case No. 23-CA-016153 of the Circuit Court in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and STEVEN TYRONE CUMMINGS; SHAMEKA JOAN CRAWFORD; CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; AQUA FINANCE, 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 <a href="http://www.hillsborough. realforeclose.com">http://www.hillsborough. realforeclose.com</a>, at 10:00 a.m., on November 10, 2025, the following described property as set forth in said</p>   |
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| SECOND INSERTION  |
| <p><b>NOTICE OF ACTION</b><br/>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/><b>CIVIL DIVISION</b><br/><b>CASE NO. 25-CA-007261</b><br/><b>DIVISION O</b><br/><b>FINANCE OF AMERICA REVERSE LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANNE L. PHILLIPS, DECEASED; LA WREN PHILLIPS; LELAND PHILLIPS; ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICK HESTER, DECEASED; JAMES HESTER; DONALD HESTER; TIMOTHY HESTER; CHERYL NEWTON; PAMELA HESTER; ANTONIO CHARLES GALLICCHIO; DOMENICO RICHARD GALLICCHIO; ROCCO GIOVANNI GALLICCHIO; PAUL RICHARD GALLICCHIO, NATURAL GUARDIAN OF MATEO GALLICCHIO, A MINOR; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE FEDERAL HOUSING COMMISSIONER; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)</b></p> <p>To the following Defendant(s): ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANNE L. PHILLIPS, DECEASED (LAST KNOWN ADDRESS) 4310 MCINTOSH ROAD DOVER, FLORIDA 33527</p> <p>ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PATRICK HESTER, DECEASED (LAST KNOWN ADDRESS)</p>   |
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| <p>Order or Final Judgment, to-wit: LOT 104, OF CREEK PRESERVE PHASES 2, 3 AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</p> <p>DATED September 19, 2025.</p> <p>By: /s/ Lisa A. Woodburn<br/>Lisa A Woodburn<br/>Florida Bar No.: 11003<br/>Roy Diaz, Attorney of Record<br/>Florida Bar No. 767700<br/>Diaz Anselmo &amp; Associates, P.A.<br/>Attorneys for Plaintiff<br/>499 NW 70th Ave., Suite 309<br/>Fort Lauderdale, FL 33317<br/>Telephone: (954) 564-0071<br/>Facsimile: (954) 564-9252<br/>Service E-mail: answers@dallegal.com<br/>1496-195390 / BJB<br/>Sep. 26; Oct. 3, 2025 25-02986H</p>  |
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| <p>4310 MCINTOSH ROAD DOVER, FLORIDA 33527</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE SOUTH 213 FEET OF THE EAST 550 OF THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 21 EAST, LESS ROAD RIGHT OF WAY FOR MCINTOSH ROAD, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.</p> <p>a/k/a 4310 MCINTOSH ROAD, DOVER, FLORIDA 33527</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Kahane &amp; Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220 Sunrise, FLORIDA 33323 on or before 10/24/2025, 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.</p> <p>This notice is provided pursuant to Administrative Order No. 2.065. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 18 day of SEPTEMBER, 2025.</p> <p>VICTOR CRIST<br/>As Clerk of the Court<br/>(SEAL) By JENNIFER TAYLOR<br/>As Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</p> |
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| <p>Submitted by:<br/>Kahane &amp; Associates, P.A.<br/>1619 NW 136th Avenue, Suite D-220<br/>Sunrise, Florida 33323<br/>Telephone: (954) 382-3486<br/>Telefacsimile: (954) 382-5380<br/>Designated service email:<br/>notice@kahaneandassociates.com<br/>24-01111 CLNK<br/>Sep. 26; Oct. 3, 2025 25-02898H</p>  |

| SECOND INSERTION  |
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| <p><b>NOTICE TO CREDITORS</b><br/>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA<br/>PROBATE DIVISION<br/><b>File No. 25CP002674</b><br/><b>Division Probate</b><br/><b>IN RE: ESTATE OF IRMA J. MARTIN Deceased.</b></p> <p>The administration of the estate of Irma J. Martin, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 Pierce Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p>  |
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| SECOND INSERTION  |
| <p><b>NOTICE OF ACTION</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION<br/><b>CASE NO. 25-CA-008040</b><br/><b>DIVISION I</b><br/><b>FBC MORTGAGE, LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>NIDSA M. RODRIGUEZ, et al., Defendant.</b></p> <p>To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF ANA LOURDES GABALDON A/K/A ANA L. GABALDON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS</p> <p>ADDRESS: UNKNOWN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 28, SOUTH HAVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLP, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of</p>   |
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| <p>PLAT BOOK 45, PAGE 80 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo &amp; Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before October 21, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</p> <p>DATED on September 16, 2025.</p> <p>Victor D. Crist<br/>As Clerk of the Court<br/>(SEAL) By: Mustafa Divan<br/>As Deputy Clerk</p> <p>Diaz Anselmo &amp; Associates, P.A.,<br/>Plaintiff's attorneys,<br/>P.O. BOX 19519,<br/>Fort Lauderdale, FL 33318,<br/>(954) 564-0071,<br/>answers@dallegal.com<br/>1491-199711 / ME2<br/>Sep. 26; Oct. 3, 2025 25-02937H</p> |
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| <p><b>NOTICE OF ACTION</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/><b>CASE NO. 24-CA-006794</b><br/><b>RF-Section I</b><br/><b>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP2,</b><br/><b>Plaintiff, vs.</b><br/><b>THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PEARLINE ROYAL, DECEASED; FOUNDATION FINANCE COMPANY LLC; DEANGELO HARRIS-ROYAL A/K/A DEANGELO ROYAL; DEANDRE HARRIS-ROYAL A/K/A DEANDRE ROYAL; BOBBY A. ROYAL; DAVID KARRY ROYAL; 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).</b></p> <p>TO: BOBBY A. ROYAL<br/>Last Known Address<br/>8205 ANGLERS POINTE DR<br/>TEMPLE TERRACE, FL 33637<br/>Current Residence is Unknown</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 1, BLOCK 15 OF GREEN RIDGE ESTATES, UNIT #1 ACCORDING TO MAP OR PLAT THEREOF RECORDED IN</p>   |
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| <p>PLAT BOOK 45, PAGE 80 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo &amp; Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, on or before October 21, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS WITHIN TWO WORKING DAYS OF THE DATE THE SERVICE IS NEEDED: COMPLETE THE REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. IF YOU ARE HEARING IMPAIRED, CALL 1-800-955-8771, VOICE IMPAIRED, CALL 1-800-955-8770 OR EMAIL ADA@FLJUD13.ORG.</p> <p>DATED on September 16, 2025.</p> <p>Victor D. Crist<br/>As Clerk of the Court<br/>(SEAL) By: Mustafa Divan<br/>As Deputy Clerk</p> <p>Diaz Anselmo &amp; Associates, P.A.,<br/>Plaintiff's attorneys,<br/>P.O. BOX 19519,<br/>Fort Lauderdale, FL 33318,<br/>(954) 564-0071,<br/>answers@dallegal.com<br/>1491-199711 / ME2<br/>Sep. 26; Oct. 3, 2025 25-02937H</p> |
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| SECOND INSERTION  |
| <p><b>NOTICE OF ACTION</b><br/>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/><b>Case No.: 25-CA-007490</b><br/><b>Division: B</b><br/><b>UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT,</b><br/><b>Plaintiff, v.</b><br/><b>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF IDA BOWLING A/K/A IDA D. BOWLING, DECEASED; 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.</b></p> <p>To the following Defendant(s): THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS AND TRUSTEES OF IDA BOWLING A/K/A IDA D. BOWLING, DECEASED 7026 Ponderosa Dr, Tampa, FL 33637</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 3, BLOCK 9, ACCORDING TO THE PLAT OF TEMPLE PARK, UNIT 1, AS THE SAME APPEARS OF RECORD IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN PLAT BOOK 35, ON PAGE 89. a/k/a 7026 Ponderosa Dr, Tam-</p>  |
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| <p>DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p><b>Personal Representative:</b><br/><b>Michael L. Martin</b><br/>2423 Chicago Blvd<br/>Detroit, Michigan 48206</p> <p>Attorney for Personal Representative: Lori A. Wellbaum, Attorney<br/>Florida Bar Number: 071110<br/>WELLBAUM LAW PA<br/>686 N. Indiana Avenue<br/>Englewood, FL 34223<br/>Telephone: (941) 474-3241<br/>Fax: (941) 475-2927<br/>E-Mail: lori@wellbaumlaw.com<br/>Secondary E-Mail: anne@wellbaumlaw.com<br/>Sep. 26; Oct. 3, 2025 25-02987H</p>   |

| SECOND INSERTION  |
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| <p><b>NOTICE OF ACTION</b><br/><b>FORECLOSURE</b><br/><b>PROCEEDINGS-PROPERTY</b><br/>IN THE COUNTY COURT<br/>IN AND FOR HILLSBOROUGH COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>Case #: 25-CC-008991</b><br/><b>DIVISION: M</b><br/><b>Truist Bank, successor by merger to SunTrust Bank</b><br/><b>Plaintiff, -vs.-</b><br/><b>Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Joseph B. Holley a/k/a Joseph Benjamin Holley, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); et al. Defendant(s).</b></p> <p>TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Joseph B. Holley a/k/a Joseph Benjamin Holley, Deceased and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): 8407 North Orleans Avenue, Tampa, FL 33604</p> <p>Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real</p>  |
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| SECOND INSERTION  |
| <p>property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows: LOT 19, BLOCK 33, EL PORTAL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17 ON PAGE 16 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>more commonly known as 8407 North Orleans Avenue, Tampa, FL 33604.</p> <p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 6/6/2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."</p> <p>WITNESS my hand and seal of this Court on the 1ST day of MAY, 2025.</p> <p>Victor D. Crist<br/>Circuit and County Courts<br/>(SEAL) By: JENNIFER TAYLOR<br/>Deputy Clerk<br/>Clerk of court address is:<br/>800 E. Twiggs St., Room 101<br/>Tamaoa, FL 33602</p> <p>LOGS LEGAL GROUP LLP,<br/>Attorneys for Plaintiff,<br/>750 Park of Commerce Blvd., Suite 130,<br/>Boca Raton, FL 33487<br/>24-332279 FC01 SUU<br/>Sep. 26; Oct. 3, 2025 25-02958H</p>  |
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| SECOND INSERTION  |
| <p>pa, FL 33637</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 10/20/2025, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.</p> <p>In accordance with the Americans with Disabilities Act , If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to provisions of certain assistance. Please contact the Court Administrator at 601 E. Kennedy Blvd., Tampa, FL 33602, Phone No. (813) 272-7040 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).</p> <p>WITNESS my hand and the seal of this Court this 12 day of September, 2025.</p> <p>VICTOR D. CRIST<br/>As Clerk of the Court<br/>(SEAL) By Isha Tirado-Baker<br/>As Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</p> <p>Kelley Kronenberg,<br/>Attorney for Plaintiff,<br/>10360 West State Road 84,<br/>Fort Lauderdale, FL 33324<br/>Sep. 26; Oct. 3, 2025 25-02938H</p> |
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| <p><b>PUBLISH YOUR LEGAL NOTICE</b></p> <p><b>We publish all Public sale, Estate &amp; Court-related notices</b></p> <ul style="list-style-type: none"><li>• We offer an online payment portal for easy credit card payment</li><li>• Service includes us e-filing your affidavit to the Clerk's office on your behalf</li></ul> <p><b>Call 941-906-9386</b></p> <p><b>or email <a href="mailto:legal@businessobserverfl.com">legal@businessobserverfl.com</a></b></p>  |



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ACTIONS / SALES

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| <p><b>NOTICE TO CREDITORS</b><br/>IN THE CIRCUIT COURT,<br/>THIRTEENTH JUDICIAL CIRCUIT,<br/>STATE OF FLORIDA, IN AND FOR<br/>HILLSBOROUGH COUNTY<br/>PROBATE DIVISION<br/><b>FILE NO.: 2025-CP-003247</b><br/><b>DIVISION: A</b><br/><b>IN RE: ESTATE OF</b><br/><b>JEANNETTE BAUTISTA</b><br/><b>Deceased.</b></p> <p>The administration of the estate of JEANNETTE BAUTISTA, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File No. 25-CP-003247; the address of which is 800 E. Twiggs Street, Room 103, Tampa, Florida 33602.</p> <p>The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, 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.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate,</p> |
| <p><b>Petitioner</b><br/><b>FRANKLIN BAUTISTA</b><br/>5402 Friarsway Drive<br/>Tampa, FL 33624</p> <p>Attorneys for Petitioner<br/>D. Michael Lins, Esquire<br/>Florida Bar No. 435899<br/>J. Michael Lins, Esquire<br/>Florida Bar No.: 1011033<br/>LINS LAW GROUP, P.A.<br/>14497 N. Dale Mabry Hwy.,<br/>Suite 160-N<br/>Tampa, FL 33618<br/>Ph. (813) 386-5768<br/>Primary E-mail:<br/>mike@linslawgroup.com<br/>Secondary E-Mail:<br/>service@linslawgroup.com<br/>Sep. 26; Oct. 3, 2025 25-02966H</p>  |

| SECOND INSERTION   |
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| <p><b>NOTICE OF FORECLOSURE SALE</b><br/>IN THE CIRCUIT COURT OF THE<br/>THIRTEENTH JUDICIAL CIRCUIT<br/>IN AND FOR HILLSBOROUGH<br/>COUNTY, FLORIDA<br/><b>CASE NO.: 25-CA-000492</b><br/><b>DIV: C</b><br/><b>VILLAGE CAPITAL &amp;</b><br/><b>INVESTMENT LLC,</b><br/><b>Plaintiff, v.</b><br/><b>RYAN E. SMITH, et al.,</b><br/><b>Defendants.</b></p> <p>NOTICE is hereby given that Victor D. Crist, Clerk of the Circuit Court of Hillsborough County, Florida, will on October 28, 2025, at 10:00 a.m. ET, via the online auction site at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a> 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:</p> <p>Lot 19, Block 14, HERITAGE ISLES PHASE 3D, according to the Plat thereof, recorded in Plat Book 89, Page 86, of the Public Records of Hillsborough County, Florida.</p> <p>Property Address: 10427 Lucaya Drive, Tampa, FL 33647</p> <p>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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p> |
| <p>before the clerk reports the surplus as unclaimed.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711.</p> <p>SUBMITTED on this 18th day of September, 2025.<br/>TIFFANY &amp; BOSCO, P.A.<br/>/s/ Kathryn I. Kasper, Esq.<br/>Anthony R. Smith, Esq.<br/>FL Bar #157147<br/>Kathryn I. Kasper, Esq.<br/>FL Bar #621188<br/>Attorneys for Plaintiff<br/>OF COUNSEL:<br/>Tiffany &amp; Bosco, P.A.<br/>1201 S. Orlando Ave, Suite 430<br/>Winter Park, FL 32789<br/>Telephone: (205) 930-5200<br/>Facsimile: (407) 712-9201<br/>Sep. 26; Oct. 3, 2025 25-02906H</p>   |

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| <p><b>NOTICE OF FORECLOSURE SALE</b><br/>IN THE CIRCUIT COURT OF THE<br/>THIRTEENTH JUDICIAL CIRCUIT<br/>IN AND FOR HILLSBOROUGH<br/>COUNTY, FLORIDA<br/><b>CASE NO.: 22-CA-008283</b><br/><b>JP MORGAN CHASE BANK,</b><br/><b>NATIONAL ASSOCIATION,</b><br/><b>Plaintiff, v.</b><br/><b>RONALD K. FRANKLIN; CATHY</b><br/><b>FOLEY-FRANKLIN; SHADY</b><br/><b>CREEK PRESERVE</b><br/><b>HOMEOWNERS ASSOCIATION,</b><br/><b>INC.; SUNCOAST SCHOOLS</b><br/><b>FEDERAL CREDIT UNION; ALL</b><br/><b>UNKNOWN PARTIES CLAIMING</b><br/><b>INTERESTS BY, THROUGH,</b><br/><b>UNDER OR AGAINST A NAMED</b><br/><b>DEFENDANT TO THIS ACTION,</b><br/><b>OR HAVING OR CLAIMING TO</b><br/><b>HAVE ANY RIGHT, TITLE OR</b><br/><b>INTEREST IN THE PROPERTY</b><br/><b>HEREIN DESCRIBED; UNKNOWN</b><br/><b>TENANT #1; UNKNOWN TENANT</b><br/><b>#2,</b><br/><b>Defendant.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 24, 2025 entered in Civil Case No. 22-CA-008283 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff and RONALD K. FRANKLIN; CATHY FOLEY-FRANKLIN; SHADY CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; UNKNOWN TENANT #1 NKA JANE DOE are defendants, Victor D. Crist, Clerk of Court, will sell the property at public sale at <a href="http://www.hillborough.realforeclosure.com">http://www.hillborough.realforeclosure.com</a> beginning at 10:00 AM on October 22, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>LOT NO. 10 IN BLOCK NO. 1 OF SHADY CREEK PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RE-</p> |
| <p>CORDED IN PLAT BOOK 108, PAGE 169, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 10524 Shady Preserve Dr, Riverview, FL 33579</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Kelley Kronenberg<br/>10360 West State Road 84<br/>Fort Lauderdale, FL 33324<br/>Phone: (954) 370-9970<br/>Fax: (954) 382-1988<br/>Service E-mail:<br/>fltrialprop@kelleykronenberg.com<br/>/s/ Jordan Weinstein<br/>Jordan Weinstein FBN: 1039538<br/>File No: CRF22091-JMV<br/>Sept. 26; Oct. 3, 2025 25-02932H</p>  |

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| <p><b>NOTICE OF SALE</b><br/>IN THE CIRCUIT CIVIL COURT OF<br/>THE THIRTEENTH JUDICIAL<br/>CIRCUIT OF FLORIDA, IN AND<br/>FOR HILLSBOROUGH COUNTY<br/>CIVIL DIVISION<br/><b>Case No. 29-2024-CA-006087</b><br/><b>Division F</b><br/><b>RESIDENTIAL FORECLOSURE</b><br/><b>Section I</b><br/><b>FIFTH THIRD BANK, NATIONAL</b><br/><b>ASSOCIATION</b><br/><b>Plaintiff, vs.</b><br/><b>PETER TRAVIS MARTIN A/K/A</b><br/><b>PETER MARTIN A/K/A PETER T</b><br/><b>MARTIN, UNKNOWN SPOUSE OF</b><br/><b>PETER TRAVIS MARTIN A/K/A</b><br/><b>PETER MARTIN A/K/A PETER T</b><br/><b>MARTIN, AND UNKNOWN</b><br/><b>TENANTS/OWNERS,</b><br/><b>Defendants.</b></p> <p>Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 15, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as:</p> <p>LOT 12, BLOCK 10, TIMBER POND SUBDIVISION UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 25, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>and commonly known as: 702 HYSSEP PL, BRANDON, FL 33510; including the building, appurtenances, and fixtures located therein, at public sale, to</p>  |
| <p>the highest and best bidder, for cash, on the Hillsborough County auction website at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, on November 13, 2025 at 10:00 AM.</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated: September 18, 2025</p> <p>By: /s/ Jennifer M. Scott<br/>Jennifer M. Scott<br/>Attorney for Plaintiff<br/>Kass Shuler, P.A.<br/>1604 N. Marion St.<br/>Tampa, FL 33602<br/>ForeclosureService@kasslaw.com<br/>F078950/2426273/wll<br/>Sep. 26; Oct. 3, 2025 25-02917H</p> |

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| <p><b>NOTICE OF SALE</b><br/>IN THE CIRCUIT COURT OF THE<br/>THIRTEENTH JUDICIAL CIRCUIT<br/>IN AND FOR HILLSBOROUGH<br/>COUNTY, FLORIDA<br/><b>CASE NO. 22-CA-009039</b><br/><b>LOANDEPOT.COM, LLC</b><br/><b>Plaintiff, v.</b><br/><b>EBONY RENATA CHARISSE</b><br/><b>DANIELS; CHRISTOPHER</b><br/><b>DESHAUN DANIELS;</b><br/><b>UNKNOWN TENANT 1;</b><br/><b>UNKNOWN TENANT</b><br/><b>2 ; BALLENTRAE OF</b><br/><b>HILLSBOROUGH HOMEOWNERS</b><br/><b>ASSOCIATION, INC.</b><br/><b>Defendants.</b></p> <p>Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on April 11, 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:</p> <p>LOT 54, BLOCK 7, BALLENTRAE SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 125, PAGE(S) 294 THROUGH 301, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>a/k/a 11922 WINTERSET COVE DRIVE, RIVERVIEW, FL 33579-9356</p> <p>at public sale, to the highest and best bidder, for cash, online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, on October 16, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org</p> <p>Dated at St. Petersburg, Florida this 19 day of September, 2025.</p> <p>eXL Legal, PLLC<br/>Designated Email Address:<br/>efiling@exlegal.com<br/>12425 28th Street North, Suite 200<br/>St. Petersburg, FL 33716<br/>Telephone No. (727) 536-4911<br/>Attorney for the Plaintiff<br/>/s/ Peter E. Lanning<br/>Peter E. Lanning<br/>FL Bar: 562221<br/>1000008354<br/>Sept. 26; Oct. 3, 2025 25-02933H</p> |
| <p>tober 16, 2025 beginning at 10:00 AM.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.</p> <p>By: /s/ Robyn Katz<br/>Robyn Katz, Esq.<br/>McCalla Raymer Leibert Pierce, LLP<br/>Attorney for Plaintiff<br/>225 East Robinson Street, Suite 155<br/>Orlando, FL 32801<br/>Phone: (407) 674-1850<br/>Fax: (321) 248-0420<br/>Email: MRSservice@mccalla.com<br/>Fla. Bar No.: 146803<br/>22-04999FL<br/>Sept. 26; Oct. 3, 2025 25-02922H</p>   |

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| <p><b>NOTICE OF FORECLOSURE SALE</b><br/>IN THE CIRCUIT COURT OF THE<br/>THIRTEENTH JUDICIAL CIRCUIT<br/>IN AND FOR HILLSBOROUGH<br/>COUNTY, FLORIDA<br/>GENERAL JURISDICTION<br/>DIVISION<br/><b>CASE NO. 23-CA-013684</b><br/><b>LAKEVIEW LOAN SERVICING,</b><br/><b>LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>JASON V. BONNER AND CHANAL</b><br/><b>L. BONNER, et al.</b><br/><b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 13, 2025, and entered in 23-CA-013684 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JASON V. BONNER; CHANAL L. BONNER; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, at 10:00 AM, on October 15, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>THE WEST 311.00 FEET OF THE EAST 344.00 FEET OF THE SOUTH 140.00 FEET OF THE NORTH 720.00 FEET OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Property Address: 1702 S MILLER RD, VALRICO, FL 33594</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 23 day of September, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC<br/>Attorney for Plaintiff<br/>6409 Congress Ave., Suite 100<br/>Boca Raton, FL 33487<br/>Telephone: 561-241-6901<br/>Facsimile: 561-997-6909<br/>Service Email: flmail@raslg.com<br/>By: /s/ Danielle Salem<br/>Danielle Salem, Esquire<br/>Florida Bar No. 0058248<br/>Communication Email:<br/>dsalem@raslg.com<br/>23-103339 - NaP<br/>Sep. 26; Oct. 3, 2025 25-02973H</p> |
| <p>dance with Florida Statutes, Section 45.031.</p> <p>IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org</p> <p>Dated this 22nd day of September 2025.</p> <p>FRISCLIA &amp; ROSS, P.A.<br/>Brenton J. Ross, Esquire<br/>Florida Bar #12798<br/>Primary: bross@frpalegal.com<br/>Secondary: jclaudio@frpalegal.com<br/>5550 W. Executive Drive, Ste 250<br/>Tampa, Florida 33609<br/>(813) 286-0888 \ (813) 286-0111 (FAX)<br/>Attorneys for Plaintiff<br/>Sep. 26; Oct. 3, 2025 25-02962H</p>   |

| SECOND INSERTION   |
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| <p><b>NOTICE OF FORECLOSURE SALE</b><br/>IN THE CIRCUIT COURT OF<br/>THE THIRTEENTH JUDICIAL<br/>CIRCUIT OF FLORIDA IN AND FOR<br/>HILLSBOROUGH COUNTY<br/>GENERAL JURISDICTION<br/>DIVISION<br/><b>CASE NO. 19-CA-013016</b><br/><b>LAKEVIEW LOAN</b><br/><b>SERVICING, LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>ESQUE DENNARD DOLLAR, et al.,</b><br/><b>Defendant.</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 28, 2024 in Civil Case No. 19-CA-013016 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ESQUE DENNARD DOLLAR, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> 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 Summary Final Judgment, to-wit:</p> <p>LOT 7, BLOCK 9, PARK CREEK PHASE 2B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122, PAGE 207, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.</p> <p>By: /s/ Robyn Katz<br/>Robyn Katz, Esq.<br/>McCalla Raymer Leibert Pierce, LLP<br/>Attorney for Plaintiff<br/>225 East Robinson Street, Suite 155<br/>Orlando, FL 32801<br/>Phone: (407) 674-1850<br/>Fax: (321) 248-0420<br/>Email: MRSservice@mccalla.com<br/>Fla. Bar No.: 146803<br/>22-04999FL<br/>Sept. 26; Oct. 3, 2025 25-02922H</p> |
| <p><b>SECOND INSERTION</b></p> <p><b>NOTICE OF SALE</b><br/>IN THE COUNTY COURT OF THE<br/>THIRTEENTH JUDICIAL CIRCUIT<br/>IN AND FOR HILLSBOROUGH<br/>COUNTY, FLORIDA<br/>CIVIL DIVISION<br/><b>CASE NO.: 24-CC-038591</b><br/><b>BELMONT II COMMUNITY</b><br/><b>ASSOCIATION, INC.</b><br/><b>Plaintiff, v.</b><br/><b>ANNABEL CRYSTAL ESPARZA,</b><br/><b>UNKNOWN TENANT #1,</b><br/><b>UNKNOWN TENANT #2,</b><br/><b>Defendants.</b></p> <p>Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor D. Crist, will sell the property situated in Hillsborough County, Florida, described as:</p> <p>Lot 23, in Block 25, of BELMONT SOUTH PHASE 2F, according to the plat thereof, as recorded in Plat Book 140, Page 145, of the Public Records of Hillsborough County, Florida.</p> <p>at public sale, to the highest and best bidder for cash, at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at 10:00 a.m., on the 17th day of October, 2025.</p> <p>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>DATED this 22nd day of September 2025.</p> <p>FRISCLIA &amp; ROSS, P.A.<br/>Brenton J. Ross, Esquire<br/>Florida Bar #12798<br/>Primary: bross@frpalegal.com<br/>Secondary: jclaudio@frpalegal.com<br/>5550 W. Executive Drive, Ste 250<br/>Tampa, Florida 33609<br/>(813) 286-0888 \ (813) 286-0111 (FAX)<br/>Attorneys for Plaintiff<br/>Sep. 26; Oct. 3, 2025 25-02962H</p>   |
| <p><b>SECOND INSERTION</b></p> <p><b>NOTICE OF ACTION -</b><br/><b>CONSTRUCTIVE SERVICE</b><br/>IN THE CIRCUIT COURT OF THE<br/>THIRTEENTH JUDICIAL CIRCUIT<br/>IN AND FOR HILLSBOROUGH<br/>COUNTY, FLORIDA<br/>GENERAL JURISDICTION<br/>DIVISION<br/><b>CASE NO.: 25-CA-006008</b><br/><b>DIVISION D</b><br/><b>PUTNAM LEASING COMPANY I,</b><br/><b>LLC,</b><br/><b>Plaintiff, vs.</b><br/><b>MAXIMO CHANLATTE,</b><br/><b>Defendant.</b></p> <p>To:Maximo Chanlatte<br/>10149 Celtic Ash Drive<br/>Ruskin, FL 33573</p> <p>YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 10/24/2025 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.</p> <p>WITNESS my hand the seal of this Court on this 18 day of SEPTEMBER, 2025.</p> <p>VICTOR CRIST<br/>Clerk of the Court<br/>(SEAL) BY: JENNIFER TAYLOR<br/>Deputy Clerk<br/>Hillsborough County Courthouse<br/>800 E. Twiggs St.<br/>Tampa, FL 33602</p> <p>Attorney for Plaintiff:<br/>SOLOVE LAW FIRM, P.A.<br/>Robert A. Solove, Esq.<br/>PO Box 560608<br/>Miami, Florida 33256<br/>Tel. (305) 612-0800<br/>Primary E-mail:<br/>service@solovelawfirm.com<br/>Secondary E-mail:<br/>robert@solovelawfirm.com<br/>PLC-4431<br/>Sep. 26; Oct. 3, 10, 17, 2025 25-02896H</p>   |

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WEBSITES

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MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH  
COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

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