

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

The Board of Supervisors of the Lake St. Charles Community Development District (“**District**”) will hold a public workshop on **Monday, October 20, 2025, at 5:00 p.m.**, at the Lake St. Charles Community Development District Clubhouse, 6801 Colonial Lake Drive, Riverview, Florida 33578. The purpose of the public workshop is to discuss the District’s amenity policies, parking and towing policies, and encroachment policies.

The workshop is open to the public and will be conducted in accordance with provisions of Florida law. Copies of the agenda may be obtained by contacting the office of the District Manager, at c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 933-5571 (“**District Manager’s Office**”), during normal business hours. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop.

Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

Stephanie DeLuna
Stephanie DeLuna, District Manager
October 10, 2025 25-03115H

FIRST INSERTION
NOTICE OF PUBLIC SALE: NOTICE IS HEREBY GIVEN THAT ON 11/01/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585.

NAME: AG GOLD AUTO SALES LLC IN4BL4DV6MNN369201 2021 NISS 8776.64/ 4T1R1IAK9RU894317 2024 TOYT 14247.56 TEL:813-697-1791 MV: MV115085 LOCATION: 104 W SEN-ECA AVE STE 92, TAMPA, FL 33612/ NAME: TAMPA TRUCK PROS LLC 3C6UR5DL6FG501320 2015 DODG 18259.39 TEL:813-697-1791 MV: MV113977 LOCATION: 2701 N BROADWAY AVE, TAMPA, FL 33619/ NAME: ALFONSO’S AUTO REPAIR INC. 1G4HC5EM4AU126841 2010 BUIC 2869.25 TEL: 813-697-1791 MV: MV94024 LOCATION: 2701 N ARMENIA AVE TAMPA, FL 33607/ NAME: FINAL TOUCH AUTO CARE LLC 1G1YY23P0P5120290 1993 CHEV 3516.06 TEL:813-697-1791 MV: MV112615 LOCATION: 217 SHERYL LYNN DR, BRANDON, FL 33510/ NAME: FONTENANCY AUTO REPAIR LLC 2C3CDXBG5JH147226 2018 DODG 8617.64/ 1GT49REYXLF102837 2020 GMC 16018.49/ 4T1G1IAK4NU681650 2022 TOYT 14697.43/ 5YFEPMAE1NP309024 2022 TOYT 11486.14/ 1C6SRFFT4NN420459 2022 RAM 18647.79 TEL: 813-697-1791 MV: MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/ NAME: FAST SERVICES FLORIDA LLC 3MYDLBZVXGY116679 2016 SCIO 3516.06 TEL:813-697-1791 MV: MV114300 LOCATION: 803 W HILLSBOROUGH AVE TAMPA, FL 33603/ NAME: VISBAL BODY SHOP INC 2C3CDZAG2LH222450 2020 DODG 10644.42/ 1HGCV1F33KA061525 2019 HOND 8570.66 TEL:813-697-1791 MV: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/ NAME: CACHIMBA BODYSHOP LLC 3FMCRR9B68MRB34992 2021 FORD 12877.97 TEL:813-697-1791 MV: MV113891 LOCATION: 9246 LAZY LN TAMPA, FL 33614/ October 10, 2025 25-03090H



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

The Board of Supervisors (the “Board”) of the Triple Creek Community Development District (the “District”) will hold a regular meeting of the Board of Supervisors on October 21, 2025 at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Rd, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

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

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Triple Creek Community Development District
Matt O’Nolan, District Manager
October 10, 2025 25-03114H

FIRST INSERTION
NOTICE OF SPECIAL BOS MEETING WYNNMERE EAST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wynnmere East Community Development District will hold a special meeting beginning at 6:00 p.m. Thursday, October 23, 2025 at the office of Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Rd, Suite 2745, Riverview Florida, 33578., (813)533-2950, during normal business hours.

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 7-1-1, 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.

Wynnmere East CDD
Stephanie DeLuna, District Manager
October 10, 2025 25-03071H

FIRST INSERTION

NOTICE OF PUBLIC SALE
To satisfy the owner’s storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814
Time: 09:30 AM
Sale to be held at www.storage-treasures.com.
1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1131 - Raaheim, Felix; 2011 - Torres, Christopher; 2028 - Jackson, Victoria; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2092 - Garcia, Marisol Vasquez; 2124 - RANDALL, JEFFERY; 2147 - DE ARMOND, KATHERINE; 2151 - Clanton, Randolph; 2156 - Dale, Timothy; 2174 - Thurman, Michael; 2181 - The Luxe Box Ward, Amina; 2189 - Rossi, Michael; 3002 - Figueroa, Rosa; 3047 - COLWELL, SPENCER; 3079 - Cano, Kevin Sanchez; 3162 - Nettles, Eva; 3196 - Cruzado, John; 3220 - Knox, Deanna; 4018 - KURBAJ ROJAS, NASSER
PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473
Time: 11:00 AM
Sale to be held at www.storage-treasures.com.
1006 - Rojas, Roberto; 1038 - saez, Mara; 1077 - Reynaert, Eva; 1138 - Gonzalez, Kirokska; 1153 - harvey, Gillie; 2018 - O’Conner, Donald; 2032 - McQuay, Marla; 3037 - Aponte, Christian C; A021 - McCarrick, Tyhler; A068 - Harvey, Jamal; A075 - kay, Melissa; A078 - Brooks, Jason; A104 - Johnson, Angelett; B203 - Olivares, Andrea; B219 - Finen, Donald; B235 - Leon-Garcia, Paola; C301 - Lopez, Anthony; C315 - white, Shanequa; C327 - Williams, Glenda; C337 - Black, Pierre; C343 - Prince, Joyce; C349 - Lopez, Ernesto; D410 - Twons, Rickayla; D436 - Brewster, Ashleigh; D439 - Steele, Lania; D461 - Lopez, Jessica; D467 - Araujo, David; E517 - Ducos, Ruth Alvarez; E528 - Werner, Katherine; E556 - Houston, Karen; F656 - Vallejo, Mario; F659 - Ortiz- Castro, Ana Luisa; F661 - Willmann, Jessica; H804 - sforza, michael
PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626, (813) 291-2016
Time: 11:15 AM
Sale to be held at www.storage-treasures.com.
0112 - Yaddof, Corey; 1029 - Strain, Randal; 1078 - Francesk, Marku; 1209 - Harrison, Roderick; 1348 - Ramirez, Maria; 257 - Edwards, Jenneh; 343 - Gibson marine group llc gibson, william; 728 - Marku, Francis; 736 - Balco, Craig; 739 - Dobbins-Agosto, Elizabeth; 931 - Harbart, Tamara

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
October 10, 17, 2025 25-03073H

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-001877
Division: A

IN RE THE MARRIAGE OF: JOHN CHARLES SIVLEY, Petitioner/Husband, and VILMA JEANNETTE SIVLEY, Respondent/Wife.
VILMA JEANNETTE SIVLEY
Last known address:
460 W. 92nd Street
Los Angeles, CA 90003

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOHN CHARLES SIVLEY, c/o Bryan Preti, Esq., whose address is Florida Law Advisors, P.A., 1120 E. Kennedy Blvd., Unit 231, Tampa, FL 33602, service@floridalegaladvice.com. on or before 11/12/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twigg Street, Tampa, Florida 33602. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: Automobiles, property in each spouses possession, leased homes. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request. You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk’s office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: 10/7/2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR Deputy Clerk JOHN CHARLES SIVLEY, c/o Bryan Preti, Esq., Florida Law Advisors, P.A., 1120 E. Kennedy Blvd., Unit 231, Tampa, FL 33602, service@floridalegaladvice.com October 10, 17, 24, 31, 2025 25-03131H

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of COMPASS MARINE TRAILERS located at 2202 S US HWY 41, in the County of Hillsborough, in the City of Ruskin, Florida 33573 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Ruskin, Florida, this 02nd day of October, 2025. MICHAEL POWELL
October 10, 2025 25-03095H

FIRST INSERTION

Notice of Public Sale
U-Stor Linebaugh aka United Mini Self Storage will be held on or thereafter the date in 2025 and time indicated below, at the location listed below, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged. U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Tuesday, October 28, 2025 after 10:00 AM 166 Valerie Winston
October 10, 17, 2025 25-03118H

FIRST INSERTION
NEW PORT – TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors (“**Board**”) of the New Port – Tampa Bay Community Development District (“**District**”) will hold an Auditor Selection Committee meeting and regular meeting of the Board of Supervisors on **Thursday, October 23, 2025 at 11:00 a.m. at 5120 Marina Way, Tampa, FL 33611**. The regular meeting will take place immediately following the adjournment of the Audit Committee meeting where the Board may consider any other business that may properly come before it. The Audit Committee will review, discuss and recommend an auditor to provide audit services to the District for Fiscal Year 2025.

A copy of the agendas may be obtained at the offices of the District Manager, c/o PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, Phone: (407) 723-5900 (“**District Manager’s Office**”) during normal business hours or from the District’s website at www.newporttampabaycdd.com

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

Jane Gaarlandt, District Manager
October 10, 2025 25-03113H

FIRST INSERTION

Public Notice
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 924337 from SCMG Property Holdings, LLC, located in Tampa, FL containing Parcel ID# 004534.0000. Application received August 13th, 2025. Proposed activity: The proposed project includes expanding a +/-3,637 SF medical office facility with a 7,383 SF addition for a total buildout area of 11,020 SF. The site shall also include the expansion of the existing parking lot, on-site utilities, and a stormwater system to offset the proposed expansion. Project name: My Doctor Expansion Project size: 2.34 Acres. Location: Section(s) 25, Township 28, Range 17, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District’s website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800) 231-6103.
October 10, 2025 25-03135H

FIRST INSERTION
VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors (“Board”) of the Varrea North Community Development District (“District”) will hold regular meetings for Fiscal Year 2026 at 11:30 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, on the following dates:

October 22, 2025
November 26, 2025
December 24, 2025
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026
May 27, 2026
June 24, 2026
July 22, 2026
August 26, 2026
September 23, 2026

The purpose of the meetings is for the Board to consider any business, which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“District Manager’s Office”), during normal business hours or by visiting the District’s website, https://varreanorthcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager
October 10, 2025 25-03099H

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Hampton Inn & Home2 Suites Tampa Downtown Channel District located at: c/o Claremont Companies, Two Lakeshore Center in the city of Bridgewater, MA 02324 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 6th day of October 2025. OWNER: 1155 East Kennedy Suites LLC c/o Claremont Companies, Two Lakeshore Center Bridgewater, MA 02324
October 10, 2025 25-03123H

FIRST INSERTION

NOTICE OF PUBLIC SALE
U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storage-treasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged. U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday October 22, 2025 @ 10:00 AM. A-7 Shantel Woods B-8 Valerie Mitchell J-13 Sherry Jackson J-14 Sawyanna Robinson
October 10, 17, 2025 25-03110H

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage-treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.	
PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM Sale to be held at www.storage-treasures.com. 0002 - Davis, Simone Jhene; 0057 - torres, Yasiel; 0206 - Baker, Antonio; 0230 - Gabbart, Shonte; 0248 - Smith, Hewitt; 0267 - Jr, Benjamin Swaby; 0277 - serrano, Leonor; 0300 - Yuill, Alex; 0309 - Larsh, Dustin; 0314 - Broussard, Tabatha; 0331 - Acevedo, Mark; 1001 - B, Ashia; 1004 - Joshi, Ami; 1012 - higgison, Tonya; 1027 - Gordon, Rashard; 1029 - Matthews, Jamal; 1030 - Williams, Ruth Anne; 1053 - Beemer, Natalie; 1071 - Wiley, Joanna; 2001 - Jenkins, Ebony; 2024 - BEEMER, Natalie G; 2027 - Jenkins, Ebony; 3001 - Brandon, Carl; 3016 - Lucas, Robert; 3032 - Brown, Kelvin; 3046 - Brown, Michael; 3077 - Samuel, Lorenzo; 3081 - Mclendon, Derrick; 3086 - Passman, Robert; 4017 - bishop, ryan; 4041 - Love, Samuel; 5001 - Sheegog, Sylvester; 5010 - Blackmon, Cassandra; 9058 - Baraybar, Myriam PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 10:00 AM Sale to be held at www.storage-treasures.com. 0124 - Anderson, Gary; 0221 - McDougald, Kerri; 0231 - Flores, Jocelyn; 0236 - Beckmeyer, Kelly; 0269 - Hardeman, Mathias; 0411 - Evans, Darren; 0537 - Smiley, Jerome; 0595 - Visich, Kc; 0618 - Roberts, Jeremy; 0702 - Anderson, Christopher; 0712 - Kelley, Monica; 1018 - Rochez-Dunlap, David; 1056 - hughes, Porche; 1067 - hughes, Porche; 1069 - Guinness, Robin; 1076 - Devoire, Gabe; 1089 - James, Joseph; 2108 - LaRue, Diane; 2111 - Staples, Kaley PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867 Time: 10:15 AM Sale to be held at www.storage-treasures.com. 01008 - Davis, Alysia; 01019 - Rivera, Dulce M; 01025 - carnegie, Reginald; 01028 - Dominique, Yrvens; 01080 - Genus- Leach, Jillianne; 01082 - Thompson, Tonyata; 01092 - Grimes, Myai; 02019 - Daye, Natae; 02031 - Shears, Jordan; 02062 - campbell, Keyvionne; 02077 - Pitts, Zeld; 02118 - Thompson, Tonyata; 02122 - Hudson, Dave; 02230 - Hannon, Christine; 03021 - Farine, Michele; 03044 - Woods, Anthony; 03108 - Dulin, Damien; 03110 - johnson, layla; 03143 - Johnson, Louise; 03144 - Anderson, Isaiah; 03147 - Warren, Donald; 03182 - Walcott, Shuqura; 03188 - Soto, Caitlyn; 03194 - Bailey, Dejaniqua; 03205 - Mooneyham, Katherine J; 03218 - Stuckey, Ron; 03275 - Ross, Victoria L.; 03286 - beckwith, gereatha; 03298 - Cruz, Pablo; 05007 - Galvan, Kim; 07017 - GRUSOVNIK, JACK; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 09016 - Johnson, Ralston; 09027 - DuPree, Josh; 13074 - Kanani, Lorenc PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 10:30 AM Sale to be held at www.storage-treasures.com. 0106 - Rao, Adarien; 0201 - Amrroush, Walid; 0208 - Payne, Jevarr; 0219 - POWELL, WILLIAM; 0324 - Allen, Marc; 0434 - AIC STRATEGIES Rao, Adarien; 1025 - Harrell, Anthony; 2035 - Agosto, Idimaris Rivera; 3002 - Alnawami, Zubaida; 3006 - Harrison, Angela; 3056 - Burrows, Alicia; 3074 - Brown, Taphonda; 3137 - Berry, Daniele; 3201 - Flores, Gladys; 3213 - harris, Shakia; 3214 - King, Rick A; 3223 - Hires, Danielle; 3234 - Rodriguez, Linda; RV08 - wilson, george PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 11:15 AM Sale to be held at www.storage-treasures.com. 1049 - West, Randall; 1063 - Johnson, Telesia; 1087 - Thompson, Sherrell Sharp; 1113 - dean, Jevonta; 1131 - Noltton, Topaz; 1137 - Roulhac, Claudia; 1168 - Hawkins, Lass; 1186 - matthews, Shauntae; 2007 - Woodard, Maya; 2008 - Axon, Sharhonda; 2019 - Mosley, Sandria; 2037 - Head, Ashley; 2065 - Hoes, Angie; 2083 - Green, Angela; 2187 - Horton, Missy; 2191 - Lewis, Carter; 3021 - Bailey, Dorothy; 3029 - Reyes, Ada; 3078 - Nusratov, Vagif; 3086 - Rivers, Donovan; 3113 - Lindsey, Anthony; 3123 - Cross, Dave; 3126 - kelly, Nyesha; 3141 - Simpson, Kaceila; 3156 - Warren, Clarence; 3187 - Davenport, Ciara; 3198 - Gholston, Kennisha; 3201 - Vernet, Richi PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:45 AM Sale to be held at www.storage-treasures.com. A060 - Bonilla, Walenda; A189 - louis, Schnyyder; B004 - Premium Art Management Inc. Hayes, Alex; B028 - Sherman, Tamara; B050 - Boone, Yvonne; B076 - Paul, DAndra; B081 - thompson, Ashley; B088 - Alvarado, Esteban; B091 - beasley, Lovette; B126 - Menzel, Stewart; C021 - Camille, Victoria; C026 - Gordon, Michael; C037 - Badger, Malcolm; C044 - Velazquez, Joshua; C047 - Gonzalez - Yague, Milagros; C104 - Denmark, Sue; C124 - brooks, Stephanie; D036 - Hayes, Richard; D043 - Pate, Nitisha T; D062 - Kelley, Katelyn; D085 - Maynard, Curtis; D101 - Anderson, Rashad; E007 - Sharpe, Edward; E045 - Edwards, Chaz; I015 - Larry, Rashaw; I016 - Dennard, Arthur; I020 - Williams, Christina; I031 - Redmond, Maryah; I053 - Heard, Devean; I057 - Young, Letha; I066 - Malpass, Deana Ann; I082 - Oden, Keyanna; J002 - Baron, Juan; J010 - Fahlsing, Tabitha; J013 - Reese, Willette; J017 - Byrd, Pippi; J026 - williams, mike; J077 - Taylor, Jamal; J100 - Saunders, Shakina; J105 - Byrd, Pippi; J117 - Lima, Adrian; J151 - Lugo, Brandon M; K009 - Ayesh, Ibtisam; K012 - Mclaughlin, Jamie; K020 - Villanueva, Carlos; K045 - Serban, Dragos; K054 - Polly, Aidan; K067 - Stewart, Rashonda; K103 - Jackson II, Jerone; L019 - Rolfe, Marquis; L020 - Flint, Faith; L049 - McCloud, Kieanna; L061 - Screen, Gaisha; L065 - PAZ, JUAN; L103 - harris, Steffannie; L106 - Sharpe, Edward; L200 - altidor, Cecilia	

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Luhera Logistics located at 8324 CRYSTAL HARBOUR DR in the City of Tampa, Hillsborough County, FL 33615 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of October, 2025. Healu Holdings, LLC October 10, 2025 25-03104H	Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of À La Bon! located at 4114 W North B Street in the City of Tampa, Hillsborough County, FL 33609 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of October, 2025. VDR Creative Group, LLC October 10, 2025 25-03105H

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that Jeremiah's Italian Ice of Bloomingdale, LLC, desiring to engage in business under the fictitious name of Jeremiah's Italian Ice located at 853 Blanding Blvd Ste 1009, Brandon, FL 33511 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 10, 2025 25-03079H	Fictitious Name Notice Notice is hereby given that TAURUS JADE CAPITAL, INC., OWNER, desiring to engage in business under the fictitious name of MAGIC PAWS BOOKS located at 3225 MCLEOD DRIVE, SUITE 100, LAS VEGAS, NEVADA 89121 intends to register the said name in HILLSBOROUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 10, 2025 25-03125H

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM Sale to be held at www.storage-treasures.com. 0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0024 - Thomas, Shaniah; 0048 - Colon, Jessica; 0060 - Brown, Shanea; 0072 - Glover, Pramus; 0076 - Stewart, Tara; 0086 - Williams, Alicia; 0134 - Pequeno, Anthony; 0166 - Bregman, Brittany Katherine; 0214 - Grimes, India; 0235 - The Creative Cohort Singleton, Jay; 0245 - Rodriguez Tapia, Felipe; 0258 - Jones, Maurice; 0274 - Inkpen, Michael; 0334 - Johnson, Israel; 0368 - ramirez, Rosenda; 0371 - Christopher, Latesha; 0378 - Gentile, Joe; 0386 - Martinez, Marilyn; 0389 - Hatchett, Carl; 0409 - Waller-Wade, Jacqueline; 0422 - Findlay, Lauren; 0432 - Suncoast Truck Guerra, Miluska; 0438 - Rentz, Herman; 0445 - Murphy, Carlous; 0473 - Shumanis, Alexander; 0507 - Lowe, Tamara; 0518 - Mann, Kimberly; 0524 - Cerf, Christopher; 0542 - Warren, Ian; 0549 - morales, Gerardo; 0569 - Scott, Derrick; 0619 - lina, Haila; 0626 - Haugabrook, Nicholas; 0631 - Dauhajre, Laury; 0635 - Franklin, Cheryl; 0636 - Koon, Sherrie; 0648 - Baker, Myah; 0651 - Gourley, Tammy; 0687 - Warren, Kathy; 0704 - Robb, Teanna; 0711 - Carrillo, Henry; 0730 - Cooper, Jasmine; 0731 - Venditti, elena; 0750 - Charles, Rodnel; 0755 - Warner, Ken; 0756 - Saunders, Shauntrea; 0835 - Lewis, Cynthia; 0837 - Jeune, Juvens; 0844 - Nash, Sharon; 0851 - mingo, Johnathan; 0855D - Ponder, Jada; 0855G - Williams, Alicia; 0856C - Esquivel, Casey; 0856F - Boccanfuso, Saniyah; 0856G - hohenkirk, Ania; 0857A - Marshall, Erykah; 0857J - jeffery, Davina; 0858A - Warren, Mario; 0861B - Thomas, Stanton Dante; 0861D - Sookoo, Jamie; 0862E - Griffin, Shoshanna; 0863M - Follin, Devon; 0875 - Bailey, Tiffany; 0885 - Cargile, Jeffery; 0889 - Baxter, Kitt; 0915 - Verdejo, Heriberto; 1014 - Jones, Almira; 1015 - Lindquist, Steven PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 12:15 PM Sale to be held at www.storage-treasures.com. 100 - Graham Jr, Theo; 1002 - coira, Ashton; 1034 - Rivera, Ashley; 1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1062 - Drew, lisha; 1066 - Jr, Gregory Young; 1075 - Wilkerson, Ramona Ann; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1116 - stallard, mark; 1142 - Bedward, Kimanie; 1196 - Powell, Christopher Dupree; 1207 - Brown, Vaughn; 1215 - Carpenter, Joshua; 1232 - Mann, Victoria; 1233 - hernandez, Aquaris; 1292 - Bartley, Joshua S; 1335 - Miller, Cheryl; 1382 - Salado, Branum; 139 - Milcher, Nicole; 1429 - Simmons, Gianna; 1438 - serrano, Madeline; 1453 - brunache, Jessica; 1505 - Drawdy, John; 1506 - Rigbsby, Rick; 1512 - Oliver, Jennifer; 1515 - Kinard, Kendra; 275 - Rivera, Eduardo; 313 - Francis, Shirlana; 340 - Mason, Willie; 411 - Rivera, Cecylia; 430 - Williams, Alexandria; 459 - Johnson, Kanika; 464 - Plato, Susan; 474 - Patterson, Carol; 477 - Curtis, Tyler; 482 - lindsay, Dakota; 516 - Aguiar, Delila; 542 - edmonds, Ntaaquayaa; 552 - Arce, Ricardo; 563 - Francis, Shirlana; 600 - Lisenby, Glen; 605 - Taylor, Philip; 607 - Taylor, Philip; 622 - Bernard, Amos; 623 - Castillo, Melanie; 650 - Harless, Todd; 691 - DORSEY, YANNICK; 700 - Roman, Cristian; 703 - Newberry, Sharee; 712 - Clements, Joshua; 746 - Salter, Tonisa; 801 - Brooks, Kevin; 818 - cooper, Craig; 826 - Atienza, Luzminda; 826 - Emely P Werner; 838 - Hamilton, Glenda; 845 - Whitehurst, Tameisha; 847 - Maldonado, Jc; 856 - Martinez, Jacob; 905 - Rodriguez, Melissa; 908 - Barber, Howard; 910 - Fernandez, Bernabe; 911 - Sullivan, Monique; 925 - Brooks, Kevin; 928 - Business Services X Jacobson, Matt; 960 - Jayme, Christine; 963 - Allen, Elmore; 977 - Woods, Jasmine PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132 Time: 12:45 PM Sale to be held at www.storage-treasures.com. A003 - Davis, Shawnalt; A016 - Chandler, Sharon; A017 - Kaopuiki-Perez, Keleka; A018 - heflin, Amber; A024 - Ori Alchemy LLC Moore, Kareca; A030 - green, Shayavaun; A032 - gray-bethel, Shorethalyynn; A035 - Jones, Gloria; A037 - Taylor, Sylvia; B002 - Outland, Siara; B007 - Little, Alexis; B012 - duvermon, Vannijah; B036 - bernard, elijah; B038 - rogers, Terry; C003 - boderick, markesia; C009 - Miller, Cassandra; C013 - Hazard, Alicia; C017 - Harris, Jerome; C018 - Brown, Marianna; C020 - Carswell, Sierra; C021 - Nitcher, Theresa; C024 - hunter, Willie; C027 - Gomez, Edward; C029 - Overstre, Chambray; C032 - Diaz, Jose; C046 - Holmes, Kimberly; C051 - Jackson, Cheyrron; D006 - george, Mondranisha; D009 - Jaber, Mohammad; D012 - Dawson, Nina; E005 - spellers, Pamela; E006 - Noble, Hester; E008 - Lane, Christopher; E029 - Noa, Raymond; E031 - carter, Doris; E033 - Torres, Raymond; E034 - Davis, Gwendolyn; E044 - wilson, Aaliah; E048 - Porter, David James; E050 - Johnson, demetrius; E053 - turner, Casandra; E056 - Everett, Monique; E058 - Speaight, Jason; E071 - Walker, Lanta; E074 - smith, Chakearia; E075 - Williams, Tranetta; E079 - Reid, Rahmecca; E081 - Ebron, Chanda; E088 - warren, Shannon; E105 - Hamilton, Thaddeous; E106 - Cordero, Remigio Romero; E116 - thomas, leila; E118 - DeWitt, Wilhelm; E126 - singletary, teresa; E132 - pressley, gregory; E133 - Gay, Dshawna; E151 - house, Teawanna; E158 - Napper, Katiaya Valinda; E162 - Smith , Nicole; E166 - Parker, Jennifer; E178 - bythewood, Shatavia; E181 - Wilson, Javion; E191 - Forf, Tia B; E196 - Carter, Crystal; E199 - Roseboro, Shaniyah; E202 - oden, Jasmine; E204 - Carswell, Sierra; F012 - Hippard, Step; F022 - troupe, james; F030 - Bissainthe, Renan; F031 - Jadalla, Akrem; F039 - Ortega, Carlos; G001 - eady, Taylor; G008 - adisme, Nadia; G012 - Williams, Eric; G016 - Robinson, Lola; G018 - Harris, Venetha; G029 - Williams, Alvin; G032 - Pomales, Chasity; G054 - Louis, Arnold; G059 - Kelly, James key; G061 - jean, Even; G071 - Williams, Xaviera; H004 - Mosley, Virgil; H006 - kelley, Jasmine; H010 - Newell, Zoica; H016 - Smith, Clifvonna; H023 - Fox, Kristina; H029 - Hall, John; H041 - Williams, Michael; H051 - Mills, Charles; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H060 - Burnett, Sequita; H064 - ELLISON Jr., Samuel; J002 - Nelson, Ken D; J003 - Munguia, Yajaira; J009 - Robinson, Dolamyke; J013 - Masa, Andrew; J014 - Watson, Jasmine; J015 - Alexis Home Care LLC Alexander, Karmeyatta; J017 - Adams, Freddie; J025 - Williams Sr., Thaddeus; J027 - Knight, Hasani; J059 - gunn, Devon; J065 - Jr, Clarence Thomas	25-03074H
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. October 10, 17, 2025	

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that Jeremiah's Italian Ice of Carrollwood, LLC, desiring to engage in business under the fictitious name of Jeremiah's Italian Ice located at 14320 N Dale Mabry Hwy, Tampa, FL 33618 intends to register the said name in Hillsborough county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 10, 2025 25-03080H	

FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES, NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in the business under the fictitious name of AdaptHealth, located at 24704 and 24706 State Rd 54, in the city of Lutz, FL, 33549, in the County of Hillsborough, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida. OWNER: Buffalo Wheelchair Inc October 10, 2025 25-03100H	

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that Grove Multi-Family Holdings LLC, owner(s) desiring to engage in business under the fictitious name of "The Grove at Southshore" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 10, 2025 25-03083H	

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LBCATL Films located at 9811 Oslin St, in the County of Hillsborough, in the City of Tampa, Florida 33615 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Tampa, Florida, this 01st day of October, 2025. Joseph Benarick October 10, 2025 25-03084H	

FIRST INSERTION
VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS
The Board of Supervisors ("Board") of the Varrea South Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, on the following dates: October 22, 2025 November 26, 2025 December 24, 2025 January 28, 2026 February 25, 2026 March 25, 2026 April 22, 2026 May 27, 2026 June 24, 2026 July 22, 2026 August 26, 2026 September 23, 2026

The purpose of the meetings is for the Board to consider any business, which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://varreasouthcdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager October 10, 2025	25-03098H
FIRST INSERTION	
FICTITIOUS NAME NOTICE Notice is hereby given that ONE UNLIMITED, INC., sole owner, desiring to engage in business under the fictitious name of "SKIN WISDOM" located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 10, 2025 25-03124H	

FIRST INSERTION	FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Seasons by Brigine, located at 4903 Barnstead drive, in the City of river-view, County of Hillsborough, State of FL, 33578, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 2 October, 2025. Brigine Miosoti Marte-Obeng 4903 Barnstead drive riverview, FL 33578 October 10, 2025 25-03085H	
FIRST INSERTION	
Notice of Public Sale Notice is hereby given that, pursuant to chapter 713, Florida statutes, JB Transport and Recovery LLC of 7410 Causeway Blvd Unit B Tampa Florida 33619, 813-460-8227, claims a lien for labor and services preformed and/or for storage charges on the following decrived motor vehicle: Yvette McClain 2008 Kawk. Ninja 500R VIN# JKAEXVD178A108083 LOCATED AT 7410 Causeway Blvd Unit B Tampa, Florida 33619.Said vehicle was taken into possession by authority of public Storage on August 30, 2025. The total cash sum to redeem the vehicle from the lien is \$1903.00. Notice is further given that the vehicle may be sold at public sale to satisfy the lien on Nov 24. 2025 at 10:00am at Co-part 12020 US-301 Riverview, Florida 33578 October 10, 2025 25-03120H	

FIRST INSERTION
NOTICE OF RULE DEVELOPMENT HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT
The Harbor Bay Community Development District hereby gives notice of its intention to change rules and fees relating to usage of the District's amenities facilities pursuant to Sections 190.011 and 190.035, Florida Statutes (2025), as amended. The purpose and effect of the amendment is to address revisions necessary for the efficient operation of the District's amenities facilities. Specific legal authority for any rate amendments includes Section 120.54, 190.011 and 190.035, Florida Statutes (2025), as amended and applicable.

A public hearing will be conducted by the Board of Supervisors of the Harbor Bay Community Development District on Thursday the 20th day of November, 2025, during a regular meeting of the Board of Supervisors beginning at 6:00 p.m., at the MiraBay Clubhouse Lagoon Room, 107 Manns Harbor Drive, Apollo Beach, FL 33572.

Any person desiring a copy of the preliminary draft of the proposed amendments may promptly obtain a copy, without cost, by contacting the District Office, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

The public hearing may be continued to a date, time, and place approved by the Board on the record without additional publication of notice.

Lynn Hayes, District Manager October 10, 2025	25-03072H
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FIRST INSERTION
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: 1969 Mobile Home, VIN 36120267 and the contents therein, if any, abandoned by previous tenant, Wayne Edward Loy On October 23, 2025 at 9:00am at Floral Village Mobile Home Park, 6 D. Street, Plant City, Florida 33563. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Floral Village By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com October 10, 17, 2025 25-03109H

FIRST INSERTION
Notice of Public Sale Notice is hereby given that, pursuant to chapter 713, Florida statutes, JB Transport and Recovery LLC of 7410 Causeway Blvd Unit B Tampa Florida 33619, 813-460-8227, claims a lien for labor and services preformed and/or for storage charges on the following decrived motor vehicle: Natalee Newson 2008 Lexus ES350 VIN# JTHBJ46G482192735 LOCATED AT 7410 Causeway Blvd Unit B Tampa, Florida 33619. Said vehicle was taken into possession by authority of public Storage on July 31, 2025. The total cash sum to redeem the vehicle from the lien is \$3049.20. Notice is further given that the vehicle may be sold at public sale to satisfy the lien on Nov 24. 2025 at 10:00am at Co-part 12020 US-301 Riverview, Florida 33578 October 10, 2025 25-03119H

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The MiNiT Shop located at 504 S Kings Ave in the City of Brandon, Hillsborough County, FL 33511 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of October, 2025. Noelia Christie October 10, 2025 25-03140H



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on October 28, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storage treasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424
Time: 09:30 AM
Sale to be held at www.storage treasures.com.
1004 - kaigiang, he; 5064B - Merrell, Henry; 6008 - Hudson, Kyle; 6017 - Valdez-nunez, Maxwell; 6041 - Palmer, Daniel; 6054 - mitchell, kevin; 6061 - moore, anita; 6079 - Metzger, Jay; 7076 - Mason, Tkera; 8043 - Hannah, Patricia; 8045 - hartnett, Andrew

PUBLIC STORAGE # 08756, 6286 W Waters Ave, Tampa, FL 33634, (813) 658-5627
Time: 09:45 AM
Sale to be held at www.storage treasures.com.
0821 - Pereira, Karoline Correa; 1112 - Ortiz, Eric; 1217 - Otero, Carlos; 1232 - Skerrett, Maiko; 1302 - Marquez, Roberto; 1311 - Seabron, Terry; 1346 - tassone, Larry; 1356 - Souza, Joao; 1422 - Apolinario, Deivy; 1446 - Kerr, Allison; 1452 - Mitchell, Jennifer; 1455 - Harris, Brendan; 1480 - Perez, Yakelyn; 1492 - RONDON ALFONSO, HILSE; 1501 - Ikharo, Emma; 1527 - Edwards, Travis; 1554 - Abdelnour, Gustavo; 1568 - Caceres, Daniel; 1701 - Kraft, Kimberly; 1714 - Johnson, Karen

PUBLIC STORAGE # 20104, 9210 Lazy Lane, Tampa, FL 33614, (813) 658-5824
Time: 10:00 AM
Sale to be held at www.storage treasures.com.

B013 - Ingram, Tinesha; B058 - Cox, Bradley; B081 - De Armond, Katherine; B100 - Valavender, Kaitlin; B104 - Bivins, Corey; B116 - Gray, Kyler; B121 - lasseter, sharon; B132 - Woodard, Joshua; C007 - sheffield, allynson; C019 - Thompson, Kyree; E008 - Uribe, Robert; E049 - Blake, Krystall; E091 - Barker, William; F007 - menendez, tino; F017 - Mercado, William; F077 - Bowens, Isaiah; F090 - Jr, Luis Pagan; G047 - Mariani, Toni; G063 - giraldo, Maria; G084 - Tirado, Richard; G100 - Aviles, Bluette; G102 - Ayesh, Ibtisam; H007 - Spooner, Bernard O; H029 - Guerra, Yesenia; H057 - Lewis, Jay; H061 - Rosas, Esther; H064 - Jimenez, Melissa; H069 - Crittenden, Antuane; H075 - Jimenez, Abraham; J023 - WILSON, DAMOND; J051 - Mejias, Rob; K005 - Thomas, Eric; K029 - Cruz, Eli

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681
Time: 10:15 AM
Sale to be held at www.storage treasures.com.

1057 - Duncan, Shannon; 1073 - Green, Tawana Boone; 1223 - Zhang, Lei; 1233 - Vega, Jerry; 1235 - L, Ansel Laureano; 1273 - Davis, Ashley; 1301 - Perez, Alexander; 1311 - Adebayo, Rene; 1313 - Anderson, Vanilla; 1330 - Judson, vinnetta; 1345 - Fieger, Celia; 1371 - Shugar Rays Inc Meek, Sheila D.; 1384 - Roger Cisneros Moreno; 1385 - Ortega, Ernesto; 1400 - Garcia, Ezequiel; 2047 - Parish, Susan; 2065 - Pitchford, Ashley; 2096 - acosta, edilberto; 2103 - Maddox, CW Wes; 2108 - Pullum, Dawn; 2152 - Diaz, Hector; 2160 - Thompson, Telisha; 2202 - Shannon Duncan; 2207 - Davis, Ashley; 2209 - Norman, Stephanie; 2230 - Colbert, Ricardo; 2246 - Perez, Kelly; 2253 - DE ARMOND, KATHERINE; 2289 - Williams, Lamont; 2308 - Beardsley, Charles; 2325 - DE ARMOND, KATHERINE; 2341 - Barker, Treasure; 2348 - Gunning, Tiffany; 2361 - BUFF, STEPHEN; 2369 - Rangell, Laura; 2437 - Frost, Raven; 3001 - Perez, William; 3057 - Voguish Boards LLC Delgado, Nicolas; 3067 - Rice, Davonte'; 3089 - Simmons, Myrtis; 3125 - Davis, Kendon; 3163 - Davis, De Azia; 3171 - velez, Milagros; 3177 - Silva, Waleska; 3210 - Gaines, Ashley; 3226 - aristizabal, Zury; 3237 - Miranda, Jesus; 3250 - Brown, Teresa; 3254 - Burgos, Rafael; 3283 - Henderson, Letoya; 3305 - DE ARMOND, KATHERINE; 3314 - Martinez, Lisa; 3327 - DE ARMOND, KATHERINE; 3370 - Lopez, Jasmine; 3376 - Lopez, Jimmy; 3392 - Lersundy, Carlos; 3409 - Fusari, Chris; B151 - Johnson, Ray; D103 - Felder, Ishakia; D104 - Rodriguez, Angel M; D106 - Bethea, Erique; D118 - Fernandez, Khaleb; E030 - canada, Elsa; E078 - Edwards, Shannon; F076 - Valdez, April; F090 - Moore, Lajavelian; F105 - johnson, billy; F108 - one fix construction Rodriguez, Juan; F117 - Mullings, Alexander; F125 - Diaz, Victoria; F126 - burmudez alicia, victoria; F131 - Abreu, Juanita; F134 - Porter, Ericka; F166 - My Plumber Abernathy, Trevor

PUBLIC STORAGE # 20152, 11810 N Nebraska Ave, Tampa, FL 33612, (813) 670-3137
Time: 10:30 AM
Sale to be held at www.storage treasures.com.

A005 - Johnson- Streater, Herbrinia; A008 - Ashley, Rudontae; A017 - iGles, dominique; A018 - Brown, Gwendolyn; A024 - Stroud, Rudolph; A028 - Ambrose, Anthony; A058 - Tonge, Veron; A060 - Tonge, Veron; B007 - Mcglymps, Cecil; B041 - Poulin, Jenna; B044 - Walton, Samantha; B053 - Kelly, Mary; B069 - Brown, Mantrell; B074 - Tavares, Raysa; C002 - house, josephine; C017 - Mosley, Andrea; C044 - Perez, Nathaniel; C068 - ROLDAN, KATHIE; C074 - Romero, Alycia; C075 - Reed, Ryan; C082 - jean, Caleb; C090 - Freeman, Lawren; C095 - Allen, Keith B; C097 - knighton, Stacey; C118 - Simmonds, Franklyn; C120 - Wash, Deante; D004 - Smith, Chisa; D006 - Grubbs, Jason; D009 - Chapman, Donna; D022 -

Carpenter-Cason, Gail; D065E - Bruce, Dominic; D069 - bush, James; D102 - Rosario, Belitza; D111 - MC KEOWN, Edward; D123 - Cunnmings, Dominique; D129 - Lee, Tyjah; D131 - Shepherd, Marshanee; E009 - Campbell, Jasmine; E015 - Smith, Lenora; E017 - lee, dandre; E023 - Wooden, Rasheedah; E028 - Davis, Keyv; E033 - flores, Alexander; E056 - Warren, Charkia; E057 - Rivera, Eduardo ; E065 - Veras, Madeline; E066 - Jules, Vasthie; E076 - Lucas, Rashidi

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985
Time: 10:45 AM
Sale to be held at www.storage treasures.com.

1034 - Vieira, David; 1038 - Murphy, Diamond; 1064 - Taylor, Naya; 1085 - Wheeler, Jason; 1090 - Corbett, Joanne; 1110 - ALVAREZ, CYNTHIA; 1122 - Eckebrecht, Amber; A005 - Flora, Leslie; A014 - Boyle, Shery A; A025 - Allen, Deanthony; B006 - Jefferson, Oshay; B008 - allegra, Stephen; B030 - Combs, Franchesca; C010 - Boykin, Elexsis; C016 - Reyes, Maria Luisa; C062 - Black, Crystal; D021 - Fleites, Elisa; D058 - PENA, ROSEMARY; D065 - Leite ribeiro, Agnaldo; D075 - Kaemmer, Joel; F011 - SmoothMove Carlin, Cody; P002 - Heacock, David

PUBLIC STORAGE # 20609, 5014 S Dale Mabry Hwy, Tampa, FL 33611, (813) 291-2473
Time: 11:00 AM
Sale to be held at www.storage treasures.com.

A024 - fort, Karine; B004 - Shear, Julia; B062 - capps, casey; B096 - Coffee, Kaleb; C018 - negron, Aileen; C046 - Linabury, Justin; E021 - Khemrajra, Vevindra P; E060 - Gibson, Mason Anthony Stafford; E104 - Lowe, Brie; E116 - Williams, Rakim; E117 - Lowe, Brie; E147 - PAUL, ROSELLA; G002 - Grant, Donte; G004 - melghem, mike; G010 - Russell, Cody; G067 - BROXTON, HERMAN; G071 - Thames, Sequanta; G120 - Mitchell, Thomas

PUBLIC STORAGE # 23119, 13611 N 15th Street, Tampa, FL 33613, (813) 773-6466
Time: 11:15 AM
Sale to be held at www.storage treasures.com.

A012 - Ball, Jim; A017 - Cooper, Audrey; A019 - Chestaro, Ingrid; A053 - anderson, Aaliyah; A057 - Nadeem, Sayyed; B008 - Vickers, Tiffani; B030 - WOODS, WILLIE; B050 - Holder, Clifton; B071 - Ortiz, Ada; C011 - Gaye, Malamine; F011 - Dixon, Makisha; F019 - Jones, Darrell; G019 - Westbrook, Alexander; G023 - burke, Charles; G027 - Johnson, Rodney; G029 - Byron, Anya; G032 - Potter, Letanya; G043 - II, Larry Robinson; G068 - Harris, Desmen; G073 - Ford, Liza; H004 - Resto, Roberto; H009 - Guilford, Kiara; H016 - Todd, Edward; H040 - kelley, Talia; H050 - McCray, Latonya; H052 - smith, Denetra; H066 - LETO, DONNELL; I008 - Crosby, Davinia; I009 - robinson, Felicia; I018 - Hall, Courtney; I021 - Bradley, Tonisha; I025 - collard, Harley; I026 - Prescott, Tai; I054 - Bermudez, Victoria; I075 - Dudley, Timothy; I086 - Canales, Ronal Lopez; J006 - Williams, Amara; J011 - Tatum, Carlos; J026 - larry, Jaalah; J046 - Butler, Britney; J050 - Rodarmel, Celeste; J067 - Green, Anita; J075 - robinson, Felicia; J077 - Timofieiev, Maksym; K011 - Desulme, Antoine; K018 - Bellamy, Tyren; P002 - Bravo, Claudia; P030 - Perry, William

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612, (813) 379-9182
Time: 11:30 AM
Sale to be held at www.storage treasures.com.

0108 - PA, ANTHONY BAIRD.; 0112 - Schmitt, Gary; 0116 - Warren, Vyondra; 0122 - Jackson, Lyndsey; 0205 - Archie, Katrice; 0207 - BAIRD, PA, ANTHONY; 0213 - Klas-La Restaurant and Catering Services Polinice, Pierre; 0246 - Escoriaza, George; 0265 - Bailey, Moneca D; 0302 - adisme, Nadia; 0319 - MITCHELL, DELANO; 0326 - Burney, Roderick; 0327 - Johnson, Antoinette; 0330 - Mayo, Irene; 0338 - Somerset, Darien; 0353 - williams, Tyrese; 0364 - Fletcher, Karneisha; 0377 - Cooley, candace; 0401 - stephens, Tiffany; 0412 - Burns, Theotis; 0416 - Thames, Clayton; 0418 - Fiol, Ashley; 0426 - Fullwood, Timothy; 0436 - Pringle, Carlette; 0447 - Johnson, Tabatha; 0505 - Medina, Yordain Rey; 0506 - domicolo, Bianca; 0516 - Burney, Amanda; 0527 - branch, khalique; 0546 - Athey, Ortheline; 1009 - McBride, Megan; 1025 - Burney, Amanda; 1050 - Hall, Terica; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1069 - Gainous, Danielle; 1070 - Yates, Clifford; 1078 - Scales, Kerston; 1098 - Ashford, Shalina; 1106 - Stone, Jerald; 1127 - Taylor, Tiffany; 1144 - Brock, Jeremy; 1146 - Cruz, Sashiah; 1160 - Delmas, Jean; 1168 - Lubin, Wilsame; 1185 - Rosado, Jesus; 1205 - Martinez, Kelvin; 1226 - Hilton, Anissa; 1227 - Haynes, Shearon; 1261 - Smith, Nola; 1287 - Mejia, Jasmine; 1294 - Warren, Donovan; 1299 - Acevedo, Sonia I; 1309 - Ramsey, Elnora; 1319 - Ordo moving Ismagulov, John; 1323 - Mckay, Jade; 1388 - Britt, Agretta; 1403 - Speed, Wilbert; 1407 - Gomez, Gerica; 1417 - Davis, Deandre; 1422 - brogie, Kyla; 1424 - Cobb, Shamika; 1430 - Wright, Jaron; 1432 - Hagemann, Kenneth; 1447 - Vargas, Alvydoly; 1450 - Bazan, Kaytlin; 1470 - Janzen, Amanda; 1476 - wilson, Leon; 1477 - norton, tumeka; 1482 - reeves, Kyra; 1487 - Ballard, Mary; 1491 - jackson, Elyra; 1494 - Comer, Jessica; 1497 - Green, Willard; 1499 - Walts, Kasey; 1500 - Kegler, Cheryl; 1503 - Britt, Agretta; 1509 - Steed, Shakema; 1513 - Bailey, Lori; 1519 - Taylor, Cherie; 1522 - Silva, Ana Zelaya; 1523 - Howard, Teranisha; 1535 - Clemmons, Bernard; 1542 - Johnson, Shameka; RV007 - Desir, Luxon; RV011 - Mccord, Shelia; RV018 - MITCHELLANDERSON, SHERISSEE

PUBLIC STORAGE # 25818, 8003 N Dale Mabry Hwy, Tampa, FL 33614, (813) 302-7129
Time: 11:45 AM
Sale to be held at www.storage treasures.com.

0114 - Oliveira, Juscilan; 0119 - Hoeksema, Justin; 0129 - Hart, Jamesa; 0149 -

Carr, Mark; 0156 - Hamilton, Amanda; 0176 - Hopton, Dimetrius; 0245 - Moskos, Nick; 0246 - Ellison, Matthew; 0301 - Cortez, Jennifer; 0321 - weston, Courtney; 0332 - Walkowski, Nichole; 0335 - Juan, Kenneth; 0343 - Roman, Angel; 0404 - Hilsaca, Marcela; 0408 - Rosa, Leandro De La; 0410 - green, Samantha; 0419 - Dillard, Sean; 0422 - Simoneov, Kalin; 0429 - Spurlock, Josh; 0441 - Sanchez, Vivian Casanova; 0504 - Walton, Brandon; 0507 - Matzke, James; 0525 - Thornton, Michelle; 0527 - Boudier, Silvia; 0555 - Martin, Dariel; 0602 - Lindsey, Theodore; 0619 - Miller, Dan; 0648 - Hernandez, Kathia; 0652 - Paz, Romina; 0679 - Mobley, Lace; 0703B - Menck, Emma; 0704C - rivas, Elias; A0289B - rivera, Alyssa; 1011 - Williams, Joseph; 1029 - Nelson, Tarren; 1030 - Edwards, Nigel; 1052 - Herrera, Norberto; 1059 - Arena, Danielle; 1107 - Kyzer, Amanda L; 1109 - JSM Contracting LLC Moore, John

PUBLIC STORAGE # 25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139
Time: 12:00 PM
Sale to be held at www.storage treasures.com.

A0216 - Fields, Tamara; A0222 - perez, myrta; A0243 - Clark, Robert; A0245 - pereira, Scarlet andreina mendoza; A0250 - Copeland, Chadwick B; A0251 - Daniels, Shandrieka; A0253 - Clark, Ashley; A0289 - cotera, Alyssa; A0305 - Cooper, Samson; A0310 - Williams, Don; A0351 - Bridget, Gillespie; A0447 - boyd, James; A0453 - Nerio, John; A0454 - DEGENHARDT, CHANDELL; A0461 - Castillo, Jessie James; A0482 - Dallas, Jacoby; A0502 - Deck, Kendra; A0527 - McCaskill, Gary; A0531 - Hawkins, Rebecca; A0540 - Tillman, Khadijah; A0546 - Contreras, alfredo; A0551 - conde, Norislay; A0552 - Concepcion, Melissa; A0559 - GONZALEZ-PAGAN, ANGEL L; A0572 - MILLER, JUSTIN; B0159 - Kaehler, Steven; B0160 - Williams, Don; C0602 - Marin Restrepo, Johnny; C0603 - Gray, Mckinley; C0609 - Garrison, Tara; C0611 - lopez, Natalie; C0623 - Ramirez, Ashley; C0624 - Hayes, Josephine A; C0666 - canty, Shena; C0668 - Melendez Jr, Michael; C0672 - ruiz, Maria; C0676 - Allen, Kathaddaus; C0723 - McKeefrey, Brian; C0738 - soto, Dougleisys; C0758 - Conover, William; C0759 - Portis, Quinessa M; C0766 - Pittman, Dwayne; C0769 - Elisa, Diosvany

PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615, (813) 393-1832
Time: 12:15 PM
Sale to be held at www.storage treasures.com.

1031 - Flippin, Shane; 1048 - pimentel, jennifer; 1104 - Keels, Torusha; 1144 - Davis, Samantha; 1258 - Silver, Thomas; 1410 - Smith, Bree; 1411 - Foster, Kelly; 1516 - cochran, Jainee; 1559 - walay, Kennan; 1560 - cott, Marshall; 2016 - R, Yisley Leon; 2054 - BELL, CHERYL; 2079 - Ziedenweber, Sara; 2086 - Burkart, Stephanie; 2096 - Orellana, Alberto; 2108 - Cruz, Ochoa; 2123 - Wilson, Shontell; 2140 - Artiles, Gloria; 2177 - Gonzalez, Maricela; 2202 - Crawford, Miranda; 2219 - Montijo Gonzalez, Dialis; 2229 - Navarro Pupo, Yuneisis; 3021 - Nicholas, Gina; 3036 - Allen, Michael; 4302 - Keels, Lafayette; 4311 - Burkart, Stephanie; 5005 - Morales, Daniel; 5008 - Lori H; 5106 - Collazo, Alex; 5108 - Booth, Cassandra; 5114 - Miranda, Nelson; 5408 - Betancourt, Isairis; 5409 - Mervil, Vilner; 5418 - carlos, Roberto; 5422 - villanueva, andrew; 5511 - Napier, Jascenta

PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611, (813) 666-2471
Time: 12:30 PM
Sale to be held at www.storage treasures.com.

1034 - Quirk, Kristopher; 1046 - Hakala, Sheryl; 1088 - Ngouh, Lionel; 1090 - Jones, Empress Loyale; 2011 - Lang, Jeffrey; 2128 - Castillo, Alex; 3011 - Lamb, Kristopher; 3094 - Jaynes, Reed; 4006 - McGahan, Ann; 4016 - Pickford, Christina; 4036 - Durham, Heidi; 4050 - Watkins, Lindsey; 4079 - Decamp, Shyann; 4110 - johnson, Stacey; 4112 - JaMarr, Cory; 4133 - Cooper, Diamond A; 5016 - Smith, Jamieka; 5035 - Patterson, Phil; 5141 - Austin, Randall; 5147 - Fisher, Jacob; 5218 - Richards, Alex

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615, (813) 670-3098
Time: 12:45 PM
Sale to be held at www.storage treasures.com.

1002 - Williams, Darnelle; 1011 - Hammonds, Tamesha; 1075 - Ezell, Evonne; 1093 - Nunez, Fernando; 1147 - Fontanez, Israel; 1150 - Weaver, Roger; 1165 - RILEY, JOHN; 1173 - soto, Yudeisy; 1183 - Wood, Chelsea; 1204 - Britton, Allen; 1239 - Johnson, Tanisha; 2018 - Klapproth, Donald; 2042 - Severson, Richard; 2077 - Feliciano, George; 2116 - cotto, Cory; 2211 - Oman, Yan; 2241 - jackson, anthony; 2267 - Welton-Tinnon, Corie; 2281 - Oman, Yan; 2290 - Munez, Jorge Vidal; 2358 - Williams, Marquita; 2376 - Burrowes, Corey; B011 - Bloomer, Chanti; C011 - Coats, June; C014 - Serrano, Charles; C020 - Defalco, Crystal

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

October 10, 17, 2025 25-03075H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002012
Division A
IN RE: ESTATE OF
JIMMY ALEXANDER CUADRA
Deceased.

The administration of the estate of Jimmy Alexander Cuadra, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 October 10, 2025.

Personal Representative:
Jimmy Alexander Cuadra Jr.,
3205 E Lambright Street
Tampa, Florida 33610

Attorney for Personal Representative:
/s/ Pilar V. Vazquez
for Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Pilar V. Vazquez, Esq.
FBN 115839
October 10, 17, 2025 25-03128H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
File No. 25-CP-000009
Division B
IN RE: ESTATE OF
WILLIAM C. POUND
Deceased.

The administration of the estate of William C. Pound, deceased, whose date of death was November 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative:
/s/ Joone Choi
Joone H Choi
701 N. Sylvan Drive
Brandon, Florida 33510

Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard, Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
October 10, 17, 2025 25-03092H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 24-CP-003388
Division A
IN RE: ESTATE OF
JOHN NIGRA,
Deceased.

The administration of the estate of John Nigra, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the 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 October 10, 2025.

Personal Representative:
Christine Lindahl
963 N. 400 E.

Chesterton, Indiana 46304
Attorney for Personal Representative:
Nicholas C. Wigelsworth, Attorney
Florida Bar Number: 1020918
Hill Ward Henderson
101 E. Kennedy Boulevard, Suite 3700
Tampa, FL 33602
Telephone: (813) 221-3900
Fax: (813) 221-2900
E-Mail:
nicholas.wigelsworth@hwlaw.com
Secondary E-Mail:
probate.efile@hwlaw.com
October 10, 17, 2025 25-03107H

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003153
Division A
IN RE: ESTATE OF
CHARLES ALLEN CAMPBELL
Deceased.

The administration of the estate of Charles Allen Campbell, deceased, File No. 25-CP-003153, whose date of death was March 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative:
Bonnie Jean Campbell
1327 Wisconsin Ave.
(727) 336-4129
Attorney for Personal Representative:
Krystal Reyes, Esq.
FL Bar No. 1028024
The Probate Pro, a division of
The Darren Findling Law Firm
3300 W. Lake Mary Blvd., Suite 310
Lake Mary, Florida 32746
407-559-5480
kreyes@theprobatepro.com
October 10, 17, 2025 25-03078H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003048
Division B
IN RE: ESTATE OF
MICHAEL N. QUARLES
Deceased.

The administration of the estate of MICHAEL N. QUARLES, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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. 732.221, 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 10, 2025.

Personal Representative:
TIMOTHY M. QUARLES
6805 Bluffs Blvd.
Temple Terrace, FL 33617
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 10, 17, 2025 25-03094H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003409
IN RE: ESTATE OF
KRISTIN ELIZABETH SIROIS,
aka KRISTIN SIROIS
Deceased.

The administration of the estate of KRISTIN ELIZABETH SIROIS, also known as KRISTIN SIROIS, deceased, whose date of death was August 22, 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. 732.221, 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 10, 2025.

JESSE BRADDOCK
Personal Representative
4710 West Wisconsin Avenue
Tampa, FL 33616
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 10, 17, 2025 25-03134H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002937
IN RE: ESTATE OF
ANGELA JONES,
Deceased

The administration of the estate of ANGELA JONES, deceased, whose date of death was April 27, 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 curator and the curator's attorney are set forth below.

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

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

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

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 10, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
October 10, 17, 2025 25-03087H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 25-CP-002555
Division: A
IN RE: ESTATE OF
STEVEN MILTON RUDOLF,
Deceased.

The administration of the Estate of Steven Milton Rudolf, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 October 10, 2025.

Personal Representative:
Milton Orkin
1222 Terra Mar Drive
Tampa, Florida 33613
Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 725250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com
October 10, 17, 2025 25-03088H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002379
Division A
IN RE: ESTATE OF
MATTIE R. LIGON
A/K/A MATTIE RUTH LIGON
A/K/A MATTIE TURNER LIGON
Deceased.

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

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

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

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 10, 2025.

Personal Representative:
Erika Angela Eam
Attorney for Personal Representative:
John A. Williams, Esq.
Florida Bar No. 0486728
The Law Offices of
John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0442
Fax (813) 210-8514
E-Mail: john@johnawilliamslaw.com
Secondary E-Mail:
ms@johnawilliamslaw.com
Secondary E-Mail:
service@johnawilliamslaw.com
October 10, 17, 2025 25-03086H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
File No. 25-CP-001446
Division A
IN RE: ESTATE OF
BILLY F. MILLER
Deceased.

The administration of the estate of Billy F. Miller, deceased, whose date of death was February 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 October 10, 2025.

Personal Representative:
/s/ Sandra Rae Stack
Sandra Rae Stack
28609 Bennington Drive
Wesley Chapel, Florida 33544
Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney for Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard, Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
October 10, 17, 2025 25-03129H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002281
Division B
IN RE: ESTATE OF
STANLEY MICHAEL PICKETT
A/K/A STANLEY M. PICKETT
Deceased.

The administration of the estate of Stanley Michael Pickett a/k/a Stanley M. Pickett, deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 October 10, 2025.

Personal Representative:
Christine Smith
9615 Marlinton Lane
Port Richey, Florida 34668
Attorney for Personal Representative:
/s/ Benjamin C. Sperry
Benjamin C. Sperry, Attorney
Florida Bar Number: 84710
SPERRY LAW FIRM
1607 S. Alexander Street, Suite 101
Plant City, Florida 33563-8421
Telephone: (813) 754-3030
Fax: (813) 754-3928
E-Mail: bcsperry@sperrylaw-pc.com
Secondary E-Mail:
pleadings@sperrylaw-pc.com
October 10, 17, 2025 25-03133H

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003372
IN RE: ESTATE OF
DAVID L. ANTHONY,
Deceased.

The administration of the Estate of DAVID L. ANTHONY, Deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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 October 10, 2025.

Personal Representative:
HEIDI ELLINGSWORTH
203 94th Avenue NE
St. Petersburg, FL 33702
Attorney for Personal Representative:
RANDALL D. BASKIN, ESQUIRE
FBN 118082
BASKIN EISEL RIGHTMYER,
Attorneys at Law
14020 Roosevelt Boulevard, Suite 808
Clearwater, FL 33762
Telephone: 727-572-4545
Facsimile: 727-572-4646
Primary Email:
rbaskin@baskineisel.com
Secondary Email:
brittany@baskineisel.com
Secondary Email:
eservice@baskineisel.com
October 10, 17, 2025 25-03132H

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FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-003356 UCN 292025CP003356A001HC Division B IN RE: THE ESTATE OF PATRICIA ELLEN LEMIEUX, a/k/a PATRICIA E. LEMIEUX, a/k/a PATRICIA LEMIEUX, deceased.

The administration of the estate of PATRICIA ELLEN LEMIEUX, a/k/a PATRICIA E. LEMIEUX, a/k/a PATRICIA LEMIEUX, deceased, File Number 25-CP-003356, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is October 10, 2025.

CYNTHIA ANN DEGNAN, a/k/a CYNTHIA A. DEGNAN, a/k/a CYNTHIA DEGNAN, a/k/a CINDY DEGNAN, Petitioner
/s/ Jonathan M. Ruiz
JONATHAN M. RUIZ, Esquire
Florida Bar No. 121914
GUILLERMO A. RUIZ, Esquire
Florida Bar No. 069475
GUILLERMO A. RUIZ, P.A.
2901 Fifth Avenue N.
St. Petersburg, Florida 33713
727-321-2728;
727-321-9104 (facsimile)
Jonathan@RuizLawyers.com; and
Guillermo@RuizLawyers.com
October 10, 17, 2025 25-03112H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25CP-3202 IN RE: ESTATE OF DOROTHY K. WANN, Deceased SSN: XXX-XX-0761

The administration of the estate of DOROTHY K. WANN, deceased, whose date of death was June 27, 2025, and whose Social Security Number is XXX-XX-0761, 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 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against 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 SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 10th day of October, 2025.

Signed on this 6th day of October, 2025.

Personal Representatives:
Daniel Clyde Husted
309 Citrus Landing Dr.
Plant City, FL 33563
Attorney for Personal Representative:
/s/ Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
MICHAEL A. JOHNSON
October 10, 17, 2025 25-03108H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION: A CASE NO.: 25-CA-000965 SECTION # RF U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. HECTOR MELENDEZ A/K/A HECTOR L. MELENDEZ; BRANE PARTNERS LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NOVASTAR MORTGAGE, INC.; UNKNOWN SPOUSE OF CARMEN MELENDEZ A/K/A CARMEN D. MELENDEZ A/K/A CARMEN D. CAMACHO; UNKNOWN SPOUSE OF HECTOR MELENDEZ A/K/A HECTOR L. MELENDEZ; CARMEN MELENDEZ A/K/A CARMEN D. MELENDEZ A/K/A CARMEN D. CAMACHO; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 27 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 9, THISEN MANOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 100, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PROPERTY ADDRESS: 1912 BRUST AVENUE, TAMPA, FL 33612 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003343 IN RE: ESTATE OF GARY CLEMONS, Deceased.

The administration of the estate of GARY CLEMONS, deceased, whose date of death was August 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 10, 2025.

CHRISTY CLEMONS
Personal Representative
4502 W. North Street
Tampa, FL 33614
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 10, 17, 2025 25-03121H

FIRST INSERTION
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 23-CA-000380 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2, Plaintiff, vs. CATALINA GERMANO; JASON GERMANO A/K/A J. GERMANO, Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 12, 2024, and entered in Case No. 23-CA-000380 of the Circuit Court of the 13TH Judicial Circuit in and for Hillsborough County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, is Plaintiff and Catalina Germano; Jason Germano a/k/a J. Germano, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 1st day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 23, BLOCK 12, SOUTHERN COMFORT HOMES, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 35, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property Address: 6019 W Paris Street, Tampa, Florida 33634 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 10/1/25
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
Fl Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 16-401592
October 10, 17, 2025 25-03082H

--- ESTATE ---
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP2344 IN RE: ESTATE OF LEPAULEON CARL ARMSTRONG Deceased.

The administration of the estate of Lepauleon Carl Armstrong, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg 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 October 10, 2025.

Personal Representative:
Jessica Armstrong
2808 Seagrave Court
Tampa, Florida 33610
Attorney for Personal Representative:
Brandon M. Hale, Esq.
Attorney for Petitioner
Florida Bar Number: 1015680
Neill, Marquis, Osking & Hale, PLLC
311 South Second Street, Suite 200
Fort Pierce, FL 34950
Telephone: (772) 464-8200
Fax: (772) 464-2566
E-Mail: bhale@thesclfirm.com
Secondary: jmoody@thesclfirm.com
October 10, 17, 2025 25-03122H

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-2763 Division: A IN RE: ESTATE OF GEORGE G. HARRINGTON, JR., Deceased.
The administration of the estate of George G. Harrington, Jr., deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 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. The personal representative has no

The administration of the estate of ELIZABETH HELEN PUGH, deceased, whose date of death was January 25, 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 October 10, 2025.

Personal Representative:
MARK E. RUTTER
4915 Ebensburg Drive
Tampa, Florida 33647
Attorney for Personal Representative:
Denise A. Welter, Esquire
Florida Bar Number: 585769
Welter Law Office
2312 Cypress Cove, Suite 101
Wesley Chapel, Florida 33544
Telephone: (813) 736-9080
E-Mail: team@welterlawoffice.com
Secondary E-Mail:
service@welterlawoffice.com
October 10, 17, 2025 25-03127H

FIRST INSERTION
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 October 10, 2025. Marsha Harrington King, Personal Representative 407 Bosque Blvd., Unit 304, Waco, TX 76707 /s/ Matthew A. Linde Matthew A. Linde, Esq. FL Bar No.: 528791 LINDE, GOULD & ASSOCIATES 12693 New Brittany Blvd. Fort Myers, FL 33907 (239) 939-7100 Telephone (239) 939-7104 Facsimile malinde@lindegould.com courtfilings@lindegould.com Attorney for the Personal Representative October 10, 17, 2025 25-03089H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 18-CA-003180
WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, vs. KHURSHID N NAGAMIA, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 02, 2025, and entered in 18-CA-003180 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2 is the Plaintiff and KHURSHID NAGAMIA; UNKNOWN SPOUSE OF KHURSHID N NAGAMIA N/K/A NASIR F. NAGAMIA (DECEASED) 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 28, 2025, the following described property as set forth in said Final Judgment, to wit:
ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:
LOT 17, BLOCK 1, COUNTRY LAKES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 22 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Property Address: 602 SPECK COURT, TAMPA, FL 33613

IMPORTANT

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.

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

Dated this 2 day of October, 2025.
By: /s/ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
17-059229 - MaM
October 10, 17, 2025 25-03093H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-CA-000784
DIV B
AMUR EQUIPMENT FINANCE, Inc. a Nebraska corporation, Plaintiff, vs. ICEMAN'S TRANSPORTATION LLC and JONATHAN MICHAEL CRETELLA, Defendants.
TO: ICEMAN'S TRANSPORTATION LLC, 1514 White Hawk Trail, Lutz FL 33549:
JONATHAN MICHAEL CRETELLA, 22616 Willow Lakes Drive, Lutz, FL 33549:
YOU ARE NOTIFIED that an action for Breach of Equipment Finance Agreements (Iceman's Transportation, LLC) and Breach of Guaranty (Jonathan Michael Cretella) has been filed against you in Hillsborough County, Florida for the amount of \$194,492.41, plus interest accruing at the contract rate of 18% per annum from January 1, 2023.
A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Aragona, Esq., the Plaintiff's attorney, whose address is 1036 Grove Park Circle, Boynton Beach, FL 33436, on or before November 3, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

the Complaint.

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

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

WITNESS my hand and the seal of Court in Hillsborough County, Florida on this 26 day of September, 2025.

VICTOR CRIST
CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR
DEPUTY CLERK
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602

Attorney for Plaintiff:
Anthony J. Aragona, III
Anthony J. Aragona III, P.A.
1036 Grove Park Cir.
Boynton Beach, FL 33436
Telephone: (561) 649-1790
Email: anthony.aragona@att.net
Oct. 10, 17, 24, 31, 2025 25-03076H

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case #: 25-CA-008451
DIVISION: G
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Ruth O. Troup a/k/a Ruth Oela Troup a/k/a Ruth Oela Keeble Troup a/k/a Ruth Keeble Troup a/k/a Ruth Oela Keeble, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s);
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.
YOU ARE HEREBY NOTIFIED that

an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Hillsborough County, Florida, more particularly described as follows:
LOT 22 AND THE EAST 5 FEET OF LOT 21, FIVACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
more commonly known as 1304 West Burger Street, Tampa, FL 33604.
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, on or before 10/31/2025 and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the Complaint.
"In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this hearing, should contact A.D.A. Coordinator not later than 1 (one) days prior to the proceeding at (813) 272-7040 or VIA Florida Relay Service at 1-800-955-8770."
WITNESS my hand and seal of this Court on the 25 day of October, 2025.

Victor D. Crist
Circuit and County Courts (SEAL) By: Jennifer Taylor
Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487
25-333813 FC01 RFT
October 10, 17, 2025 25-03101H

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-007637
DIVISION K
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CARLYNE DESIR AND FLINT B. EDWARDS, et al., Defendants.
TO: WILLOW GROVE AS TRUSTEE UNDER TRUST NO. 12935 WILLOW GROVE DR LAND TRUST
DATED 15, APRIL 2024
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 174, BELMOND RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE(S) 251 THROUGH 257, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 on or before 11/6/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 01 day of October, 2025.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
FORT LAUDERDALE, FL 33310
25-02719
October 10, 17, 2025 25-03081H

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.: 16-CA-008986
SECTION # RF
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE2, Plaintiff, vs. UNKNOWN TENANT (S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), VICTOR CRIST as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at, 10:00 AM on the 04 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 22, BLOCK 2, KINGSWAY PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
PROPERTY ADDRESS: 403 THICKET CREST RD, SEFFNER, FL 33584
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 04 day of October 2025.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
17-00625
October 10, 17, 2025 25-03126H

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 24-CA-006816
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. ROSA PANTIGOSO; RICARDO QUANT ALVARADO; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; AQUA FINANCE, INC.; UNKNOWN TENANT(S) IN POSSESSION #1 and #2, and ALL OTHER UNKNOWN PARTIES, et.al., Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure entered September 30, 2025, entered in Civil Case No.: 24-CA-006816 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ROSA PANTIGOSO; RICARDO QUANT ALVARADO; CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA; AQUA FINANCE, INC., are Defendants.

VICTOR D. CRIST, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www.hillsborough.realforeclose.com, at 10:00 AM, on the 5th day of November, 2025, the following described real property as set forth in said Judgment, to wit:
LOT 8, BLOCK 39, CYPRESS CREEK PHASES 5B-1 AND 5B-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 142 THROUGH 147, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 21-CA-009886
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff(s), vs. DOUGLAS E SPIEGEL; et al., Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on September 29, 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 7th day of November, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:
LOT 110, BLOCK 1, CARROLLWOOD MEADOWS, UNIT VII, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 44, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Property address: 4914 Oakshire Drive, Tampa, FL 33625
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in

the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. TO REQUEST SUCH AN ACCOMMODATION, PLEASE CONTACT THE ADMINISTRATIVE OFFICE OF THE COURT AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY AT LEAST (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR OTHER COURT ACTIVITY OF THE DATE THE SERVICE IS NEEDED: COMPLETE A REQUEST FOR ACCOMMODATIONS FORM AND SUBMIT TO 800 E. TWIGGS STREET, ROOM 604 TAMPA, FL 33602. PLEASE REVIEW FAQ'S FOR ANSWERS TO MANY QUESTIONS. YOU MAY CONTACT THE ADMINISTRATIVE OFFICE OF THE COURTS ADA COORDINATOR BY LETTER, TELEPHONE OR E-MAIL. ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602. PHONE: 813-272-7040; HEARING IMPAIRED: 1- 800-955-8771; VOICE IMPAIRED: 1-800-955-8770; E-MAIL: ADA@FLJUD13.ORG.
Respectfully submitted,
/s/ Betzy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 20-001480-1
October 10, 17, 2025 25-03137H



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.

LV1823Z_V13

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 29-2019-CA-011641 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. TYRONE MAURICE WALKER AND SOPHIA KAMESA JORDEN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 11, 2020, and entered in 29-2019-CA-011641 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and TYRONE MAURICE WALKER; SOPHIA KAMESA JORDEN; CYPRESS MILL COMMUNITY ASSOCIATION, INC. are the Defendant(s). Victor Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, at 10:00 AM, on October 30, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, IN BLOCK 19, OF CYPRESS MILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 15621 DEMORY POINT PLACE, SUN CITY CENTER, FL 33573 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-	dance with Florida Statutes, Section 45.031. IMPORTANT AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated this 6 day of October, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-375471 - NaC October 10, 17, 2025 25-03138H

FIRST INSERTION	
Fictitious Name Notice Notice Is Hereby Given that Wal-Mart Stores East, LP, 5551 N. US Hwy 41, apollo Beh, FL 33572, desiring to engage in business under the fictitious name of Walmart #2229, with its principal place of business in the State of Florida in the County of Hillsborough, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. October 10, 2025 25-03151H	

OFFICIAL
COURTHOUSE
WEBSITES

123

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillscclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

120890_5

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-25-CA-005395 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2020-1 Plaintiff, vs. PETER A FLORES, JR. A/K/A PETER A FLORES, et al. Defendants. TO: UNKNOWN SPOUSE OF PETER A FLORES, JR. A/K/A PETER A FLORES LAST KNOWN ADDRESS 10905 SUNCREST COURT TAMPA, FL 33615 PETER A FLORES, JR. A/K/A PETER A FLORES LAST KNOWN ADDRESS 10905 SUNCREST COURT TAMPA, FL 33615 You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 37, BLOCK 1, BAY PORT COLONY PHASE III UNIT 11-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 10905 SUNCREST COURT, TAMPA, FL 33615 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before October 28, 2025, (or 30	days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated: September 22, 2025. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Mustafa Divan Deputy Clerk David R. Byars Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 246300/2426074/and October 10, 17, 2025 25-03116H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA File No. 25-CP-002424 Division PROBATE IN RE: ESTATE OF ANN SHIRLEY ISENBERGH Deceased. The administration of the estate of ANN SHIRLEY ISENBERGH, deceased, whose date of death was March 18, 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 must file their claims with this court WITHIN 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 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. 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 October 10, 2025 MANUEL ANTHONY GONZALES, JR. Personal Representative 22 Parker PL Fords, NJ 08863 Robert D. Hines, Esq. Attorney for Petitioner Florida Bar No. 413550 Ryne E. Hartt, Esq. Florida Bar No. 1011330 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 10, 17, 2025 25-03149H	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-003340 IN RE: ESTATE OF FRED CHESTER Deceased. The administration of the estate of FRED CHESTER, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. The written demand must be filed with the clerk. The date of the first publication of this Notice is October 10, 2025. Personal Representative Ora Lee Chester 11502 Bessie Dix Road Seffner, FL 33584 Attorney for Personal Representative By: /s/ Henry G. Gyden Henry G. Gyden, Esq. Florida Bar No.: 0158127 GYDEN LAW GROUP, P.A. 1600 East 8th Ave., Suite A200 Tampa, Florida 33605 Telephone: (813) 493-4181 Facsimile: (813) 337-0244 FAX Primary: hgyden@gydenlaw.com Attorney for Petitioner October 10, 17, 2025 25-03141H	

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-006706 Division D FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF WILLIAM R PATTERSON, DECEASED, GRANT WILLIAM PATTERSON, AS KNOWN HEIR OF WILLIAM R PATTERSON, et al. Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF WILLIAM R PATTERSON, DECEASED CURRENT ADDRESS UNKNOWN UNKNOWN TENANTS/OWNERS I BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF: 3210 W LEILA AVE TAMPA, FL 33611 You are notified that an action to foreclose a mortgage on the following property in Hillsborough County, Florida: LOT 14, BLOCK D, MACDILL PARK UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 77, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. commonly known as 3210 W LEILA AVE, TAMPA, FL 33611 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before	11/10/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. AMERICANS WITH DISABILITY ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated: October 01, 2025. CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Jennifer Taylor Deputy Clerk Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 F078950/2530408/and October 10, 17, 2025 25-03117H

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003258 IN RE: ESTATE OF ELAINE MARCIA SAFFOLD Deceased. The administration of the estate of ELAINE MARCIA SAFFOLD, deceased, whose date of death was August 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. The written demand must be filed with the clerk. The date of the first publication of this Notice is October 10, 2025. Personal Representative Brittany Saffold 6410 N. 45th Street Tampa, FL 33610 Attorney for Personal Representative By: /s/ Henry G. Gyden Henry G. Gyden, Esq. Florida Bar No.: 0158127 GYDEN LAW GROUP, P.A. 1600 East 8th Ave., Suite A200 Tampa, Florida 33605 Telephone: (813) 493-4181 Facsimile: (813) 337-0244 FAX Primary: hgyden@gydenlaw.com Attorney for Petitioner October 10, 17, 2025 25-03142H	

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-002825 IN RE: ESTATE OF ROBERT MOORE, SR, Decedent, The administration of the estate of ROBERT MOORE, SR., deceased, whose date of death was June 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All 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 TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. The written demand must be filed with the clerk. The date of the first publication of this Notice is October 10, 2025. Personal Representative Renee Williams 2415 Ramona Circle Tampa, FL 33612 Attorney for Personal Representative By: /s/ Henry G. Gyden Henry G. Gyden, Esq. Florida Bar No.: 0158127 GYDEN LAW GROUP, P.A. 1600 East 8th Ave., Suite A200 Tampa, Florida 33605 Telephone: (813) 493-4181 Facsimile: (813) 337-0244 FAX Primary: hgyden@gydenlaw.com Attorney for Petitioner October 10, 17, 2025 25-03143H	

FIRST INSERTION

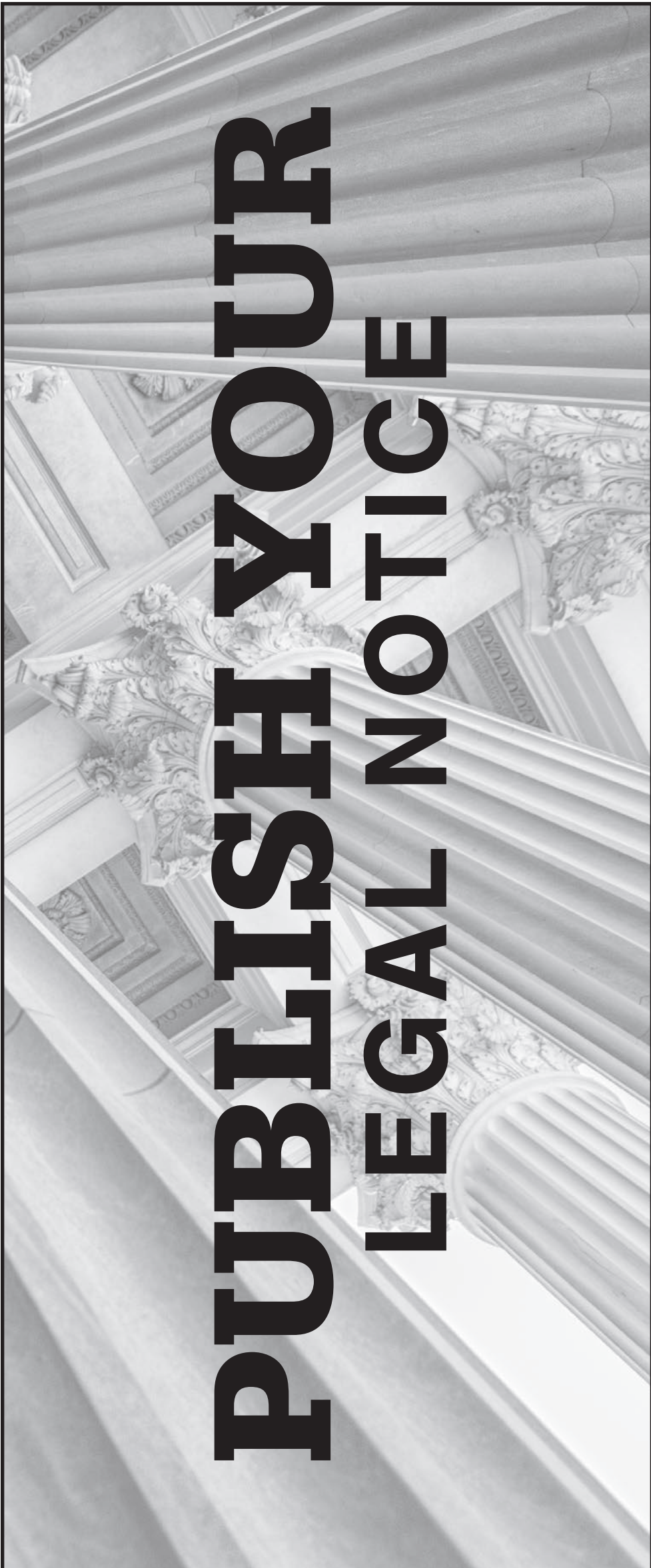
October 10, 17, 2025 25-03146H

October 10, 17, 2025 25-03147H

PAGE 1815, OF THE PUBLIC

October 10, 17, 2025 25-03148H

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Call **941-906-9386** and select the appropriate County name from the menu option
or email **legal@businessobserverfl.com**

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---	--- ACTIONS / TAX DEEDS / ESTATE ---	
THIRD INSERTION	THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED	NOTICE TO HEIRS	NOTICE OF APPLICATION FOR TAX DEED
The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1895490604 File No.: 2025-775 Certificate No.: 2023 / 15783 Year of Issuance: 2023 Description of Property: THE QUARTER AT YBOR UNIT 11105 AND AN UNDIV INT IN COMMON ELEMENTS SEC - TWP - RGE : 18 - 29 - 19 Name(s) in which assessed: ANDREW MAHENDRA NARSINGH All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be 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 . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/19/2025	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	The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1746790000 File No.: 2025-773 Certificate No.: 2023 / 14771 Year of Issuance: 2023 Description of Property: ZEPHYR GROVE S 50 FT OF LOTS 1 2 AND 3 BLOCK 6 PLAT BK / PG : 10 / 17 SEC - TWP - RGE : 08 - 29 - 19 Name(s) in which assessed: CECELIA BARRETT All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be 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 . If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/19/2025
Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Sep. 26; Oct. 3, 10, 17, 2025 25-02928H		Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Sep. 26; Oct. 3, 10, 17, 2025 25-02927H

OFFICIAL COURTHOUSE WEBSITES

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manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

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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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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-002947

Division A

IN RE: ESTATE OF CRUZ M. GONZALEZ a/k/a CRUZ MARY GONZALEZ, Deceased.

The administration of the estate of CRUZ M. GONZALEZ, also known as CRUZ MARY GONZALEZ, deceased, whose date of death was May 6, 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 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.

PERSONAL REPRESENTATIVE

Robert M. Gonzalez, Jr.

115 S Manhattan Avenue

Tampa, Florida 33609

ATTORNEY FOR PERSONAL REPRESENTATIVE

Rachel M. Falknor, Esq.

Florida Bar No. 1019997

Foley & Lardner LLP

100 N. Tampa Street, Suite 2700

Tampa, Florida 33602

Telephone: 813-229-2300

Email: rfalknor@foley.com

October 3, 10, 2025 25-03001H

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com

Business Observer

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

THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1736710000 File No.: 2025-772 Certificate No.: 2023 / 14669 Year of Issuance: 2023 Description of Property: COLLEGE HEIGHTS LOT 4 BLOCK 2 PLAT BK / PG : 7 / 21 SEC - TWP - RGE : 08 - 29 - 19 Name(s) in which assessed: SARAH MATTOX All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/19/2025	NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1442890000 File No.: 2025-780 Certificate No.: 2023 / 12496 Year of Issuance: 2023 Description of Property: TAMPA OVERLOOK LOT 5 BLOCK 5 PLAT BK / PG : 17 / 2 SEC - TWP - RGE : 19 - 28 - 19 Name(s) in which assessed: KEDIN ADRIEL REYES All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/19/2025
Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Sep. 26; Oct. 3, 10, 17, 2025	Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Sep. 26; Oct. 3, 10, 17, 2025
25-02926H	25-02930H

SECOND INSERTION
NOTICE OF ACTION IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-0026464 DIVISION R CROSS CREEK II MASTER ASSOCIATION, INC., Plaintiff, v. GEORGE EARL BOYD, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants. TO: GEORGE EARL BOYD 18031 BIRD WATER DRIVE TAMPA, FLORIDA 33647 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on July 17, 2024, in Official Records Instrument #: 2024302495, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida. ADDRESS: 18031 Birdwater Drive, Tampa, Florida 33647 LEGAL: Lot 32, Block 1, CROSS CREEK PARCEL "M", PHASE 1, according to map or plat thereof as recorded in Plat Book 86, Page 62, of the Public Records of Hillsborough County, Florida. A Foreclosure Complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiff's attorney, BRENTON J. ROSS, Esquire, 5550 W. Execu-
Victor D. Crist Clerk of the Court (SEAL) by: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brenton J. Ross, Esq. 5550 W. Executive Drive, Suite 250 Tampa, FL 33609 October 3, 10, 2025
25-03057H

SECOND INSERTION
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-009333 Division: R JESSICA NICOLE ROCKWELL PEOPLES, Petitioner and JUSTIN STANLEY CHRISTIAN, Respondent. TO: JUSTIN STANLEY CHRISTIAN 1335 Kimlie Lane, Decatur, GA 30035-1042 YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE WITH MINOR CHILD has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica Nicole Rockwell Peoples c/o Wendy K. McGinnis, Esq., Of Counsel, whose address is 6338 U.S. Hwy 301 S, Suite 105, Riverview, FL 33578, wendy@familymaritallaw.com, on or before 11/5/2025, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. {If applicable, insert the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located} NONE Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Taylor {Deputy Clerk} Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 October 3, 10, 17, 24, 2025
25-03044H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 24-CA-005791 DIVISION: H RF -Section II FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1, Plaintiff, vs. ALICIA R. NIELSEN A/K/A ALICIA RUTH NIELSEN; MALISSA JESSO F/K/A MALISSA E. NIELSEN A/K/A MALISSA ERIN NIELSEN; et al., Defendant(s). TO: ANGELA RAE CONSER MCKEAN Last Known Address 17505 Copper Creek Dr Edmond, OK 73012 Current Residence is Unknown TO: UNKNOWN BENEFICIARIES OF THE SHEILA LORRAINE NIELSEN TRUST U/A/D JANUARY 23, 2015 deceased RESIDENCES UNKNOWN TO: UNKNOWN SUCCESSOR TRUSTEE OF THE SHEILA LORRAINE NIELSEN TRUST U/A/D JANUARY 23, 2015 RESIDENCES UNKNOWN YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: LOT 7, BLOCK 1, RIDGE-DALE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
Victor D. Crist As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1496-204515 / ME2 October 3, 10, 2025
25-03008H

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

SECOND INSERTION
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Please take notice SmartStop Self Storage located at 9811 Progress BLV, Riverview, Florida 33578, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/23/2025 at 2:30pm. Contents include personal property described below belonging to those individuals listed below. Unit B177B Grant, Jacob Boxes, totes, clothing, sports/outdoors Unit D202 Perkins, George Appliances, toys, boxes Unit D203 Herald, Cavoni Furniture, boxes, totes, bags Unit D208 Culpepper, Ryan Appliances, furniture, sports Unit C023 Ellis, Troy Furniture, boxes, bags, totes, electronics Unit C046 Escobar Soto, Tamara Boxes, totes, furniture Unit D112 Lubin, Evans Clothing, boxes, electronics Unit D115 Lalanne, Jean Daniel Clothing, boxes, totes, bags Unit D142 Addison, Radeja / Xpress Beauty Care Furniture, boxes, totes Unit D144 Lawson, Darrell Furniture, tools, box Unit B007 Garcia, Gariel Boxes, totes, clothing Unit B023 Boggs, Shermiky Furniture, electronics, boxes, bags Unit B041 Williams, Tanya Furniture Unit B048 Robertson, Michelle Furniture, bags, totes Unit B075 Lyte, Christopher Furniture, boxes Unit B133A Bowman, Nickole Boxes, bags, totes Unit B140 Negron, William Boxes, bags, sports Unit A016 Toerr, Elijah Tools, furniture, boxes, totes Unit A108 Padro Ortiz, Jazmin Boxes, totes, Instruments Unit A189 Coleman, Adrianna Furniture, boxes, totes, electronics Unit A217 Gross, Richard Clothing, bedding Unit A229 Thomas, Rontavious Furniture Unit A243 ELEM, Mary Maria Furniture, electronic Unit A283A Reid, Theresa Appliances, boxes, totes Unit A288 Cleveland, Contessa Furniture, electronics, boxes Unit A320 Cody, Marcus 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

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 0488912000 File No.: 2025-783 Certificate No.: 2023 / 4580 Year of Issuance: 2023 Description of Property: SPEEDWAY PARK UNIT NO 1 W 40 FT OF LOT 19 AND LOT 20 BLOCK 4 PLAT BK / PG : 18 / 15 SEC - TWP - RGE : 02 - 30 - 19 Name(s) in which assessed: REYNALDO VALENCIA MONICA M VALENCIA All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/19/2025
Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Sep. 26; Oct. 3, 10, 17, 2025
25-02931H

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

FOURTH INSERTION
PUBLIC NOTICE Effective Oct. 17, 2025, Omprakash Pansara, MD, is no longer providing care at WellMed. Patients of Dr. Pansara may continue care at WellMed at Sun Lake Patients can obtain copies of their medical records at: WellMed at Sun Lake 18956 N. Dale Mabry Highway Suite 102 Lutz, FL 33548 Phone: 1-813-948-8597 Fax: 1-813-949-5919 Sept. 19, 26; Oct. 3, 10, 2025
25-02850H

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1437740000 File No.: 2025-779 Certificate No.: 2023 / 12438 Year of Issuance: 2023 Description of Property: NEBRASKA AVENUE HEIGHTS LOTS 30 AND 31 BLOCK 1 PLAT BK / PG : 14 / 41 SEC - TWP - RGE : 18 - 28 - 19 Name(s) in which assessed: DCADET INVESTMENTS LLC ALEJANDRO DEGUT CADET ACTING AS MANAGER All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/19/2025
Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Sep. 26; Oct. 3, 10, 17, 2025
25-02929H

THIRD INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.: 25-CA-006008 DIVISION D PUTNAM LEASING COMPANY I, LLC, Plaintiff, vs. MAXIMO CHANLATTE, Defendant. To:Maximo Chanlatte 10149 Celtic Ash Drive Ruskin, FL 33573 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. 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. WITNESS my hand the seal of this Court on this 18 day of SEPTEMBER, 2025.
VICTOR CRIST Clerk of the Court (SEAL) BY: JENNIFER TAYLOR Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

Attorney for Plaintiff: SOLOVE LAW FIRM, P.A. Robert A. Solove, Esq. PO Box 560608 Miami, Florida 33256 Tel. (305) 612-0800 Primary E-mail: service@solovelawfirm.com Secondary E-mail: robert@solovelawfirm.com PLC-4431 Sep. 26; Oct. 3, 10, 17, 2025
25-02896H

THIRD INSERTION
Public Notice Effective Oct. 17, 2025, Karine DeSouza, MD, will no longer be providing care at WellMed. Patients of Dr. DeSouza may continue care at WellMed at Bayside. Patients can obtain copies of their medical records at: WellMed at Bayside 2701 W. Saint Isabel St. Tampa, FL 33607 Phone: 1-813-876-9961 Fax: 1-817-514-7879 Sep. 26; Oct. 3, 10, 17, 2025
25-02961H

ESTATE

SECOND 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. 732.221, 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, 202525-03037H

SECOND 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. 732.221, 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 S. JAKUES 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: jrivera@hnh-law.com
October 3, 10, 202525-03038H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-003283
IN RE: ESTATE OF
KEVIS S. MOSLEY,
Deceased.

The administration of the estate of KEVIS S. MOSLEY, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the 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 THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

described in sections 732.216-732.228, Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, 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 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, 202525-03036H

SECOND 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, 202525-03010H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT,
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA,
PROBATE DIVISION
File No. 25-CP-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, 202525-03059H

SECOND 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, 202525-03000H

SECOND INSERTION

NOTICE TO CREDITORS
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 732.221.

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, 202525-03062H

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
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 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 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, 202525-03035H

Q&A

Who benefits from legal notices?

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

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

LV18237_V13

--- ACTIONS / SALES ---

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-007874 PHH MORTGAGE CORPORATION, Plaintiff, vs. BERNARD MORENCY A/K/A BERNARD MARCEL MORENCY, et. al. Defendant(s), 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. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: 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. 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. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 29th day of September, 2025.	
VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-327217	
October 3, 10, 2025	25-03040H

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-002070 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. 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: LOT 53, BLOCK 1, MEADOWGLEN, AS RECORDED IN PLAT BOOK 63, PAGE 23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. a/k/a 5931 TAYWOOD DR, TAMPA, FL 33624-7023 at public sale, to the highest and best bidder, for cash, online at http://www.hillsborough.realforeclose.com, on October 22, 2025 beginning at 10:00 AM. 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. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org Dated at St. Petersburg, Florida this 24 day of September, 2025. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning FL Bar: 562221 1000008609	
October 3, 10, 2025	25-03034H

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

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25-CA-002248 Freedom Mortgage Corporation, Plaintiff, vs. Harland Edouard, et al., Defendants. 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, http://www.hillsborough.realforeclose.com, 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: 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. 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. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail. Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040. Hearing Impaired: 1-800-955-8771. Voice impaired: 1-800-955-8770. E-mail: ADA@fljud13.org Dated this 30th day of September, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00475 October 3, 10, 2025	
October 3, 10, 2025	25-03042H

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 22-CA-000328 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. MARY F. WATTS AKA MARY F. ROBINSON, et. al., Defendants. 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, www.hillsborough.realforeclose.com, at the hour of 10:00 AM, on the 5th day of November, 2025, the following described property: 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. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032. IMPORTANT If you are a person with a disability who</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 DATED this 30th day of September, 2025. GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.0809 / JSchwartz October 3, 10, 2025	
October 3, 10, 2025	25-03049H

SECOND INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 23-CA-011663 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. 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: 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. a/k/a 13910 GALWAY SAND RD, RIVERVIEW , FL 33579-3205 at public sale, to the highest and best bidder, for cash, online at http://www.</p>	
hillsborough.realforeclose.com, on October 23, 2025 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed by contacting: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street , Tampa, FL 33602 Phone: 813-272-7040 , Hearing Impaired: 1-800-955-8771; Voice impaired: 1-800-955-8770 ; or e-mail: ADA@fljud13.org Dated at St. Petersburg, Florida this 25 day of September, 2025. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Peter E. Lanning Peter E. Lanning, FL Bar: 562221 1000006896	
October 3, 10, 2025	25-03050H

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-004269 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). TO: Devaughn Jackson Last Known Residence: 10103 Berryessa Ave Riverview, FL 33578 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in HILLSBOROUGH County, Florida: 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. 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. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated on September 26, 2025. As Clerk of the Court (SEAL) By: Mustafa Divan As Deputy Clerk	
ALDRIDGE PITE, LLP, Plaintiff's attorney, 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 1184-2194B Ref# 12660 October 3, 10, 2025	25-03039H

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-008382 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), 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. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: 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. 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. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 24th day of September, 2025.	
VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-327645	
October 3, 10, 2025	25-02995H

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-002591 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. MATTHEW H. AYALA, et al., Defendants. 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 http://www.hillsborough.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Hillsborough County, Florida, to wit: Lot 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. Property Address: 12620 Castle Hill Drive, Tampa, FL 33624 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim</p>	
before the clerk reports the surplus as unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such assistance, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. SUBMITTED on this 30th day of September, 2025. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201	
October 3, 10, 2025	25-03033H

SECOND INSERTION					
<p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>Case #: 24-CA-010259</p> <p>DIVISION: I</p> <p>Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs.-</p> <p>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</p>	<p>Velez; Joanne Silva f/k/a Joanne Velez as Petitioner of the Estate of 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</p>	<p>above named Defendant(s) Defendant(s).</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 Circuit and County Courts (SEAL) By: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487 24-331795 FCO1 RFT October 3, 10, 2025 25-03064H</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 24-CA-006693</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. TANISHA BOBO, et al., Defendant.</p> <p>To: TANISHA BOBO 15461 MILLER CREEK DRIVE, SUN CITY CENTER, FL 33573 UNKNOWN SPOUSE OF TANISHA BOBO 15461 MILLER CREEK DRIVE, SUN CITY CENTER, FL 33573 LAST KNOWN ADDRESS STATED, 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 CLERK OF COURT OF HILLSBOROUGH COUNTY As Clerk of the Court (SEAL) BY: Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>MCCALLA RAYMER LEIBERT PIERCE, LLP 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-10062FL October 3, 10, 2025 25-03055H</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION</p> <p>CASE NO.: 25-CA-001750</p> <p>DIVISION: O</p> <p>U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. 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, et al., Defendant(s).</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 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.</p> <p>A/K/A 2918 LINDELL AVE 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>**See the Americans with Disabilities Act</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 Clerk of the Circuit Court (SEAL) By: JENNIFER TAYLOR Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602</p> <p>Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 25-001646 October 3, 10, 2025 25-02993H</p>

SECOND INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 25-CA-006949</p> <p>LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. NATHANIEL J. KING AND ERIKA E. KING, et. al. Defendant(s),</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 CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK</p> <p>Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-237508 October 3, 10, 2025 25-03054H</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</p> <p>CASE NO.: 22-CA-006638</p> <p>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. 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, Defendant.</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.</p> <p>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 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail: fltrealprop@kelleykronenberg.com File No: M22143-JMV October 3, 10, 2025 25-03056H</p>

SECOND INSERTION
<p>NOTICE OF ACTION - PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO. 25-CA-004763</p> <p>DIV J</p> <p>HARVEY SCHONBRUN, TRUSTEE, Plaintiff, vs. SUSAN R. DAVIS aka SUZANNE RAYE DAVIS, DONNA S. BLANK, DANIEL GEORGE BELTRAM, and KEVIN ELWELL, Defendants.</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 CLERK OF CIRCUIT COURT & COMPROLLER (SEAL) Jennifer Taylor Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 3360</p> <p>plaintiffs' attorney, Harvey Schonbrun, Esquire, Post Office Box 20587, Tampa, Florida 33622-0587 October 3, 10, 2025 25-03041H</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>Case No. 25-CA-001697</p> <p>Navy Federal Credit Union, Navy Federal Credit Union, Plaintiff, vs. Robert Ellerman, et al., Defendants.</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 & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F02633 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 25-CA-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; STATE OF FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.
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

scribed 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
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October 3, 10, 2025 25-03013H

SECOND 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.
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/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: SF22021-JMV
October 3, 10, 2025 25-02988H