

HILLSBOROUGH COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners To Consider the Boundary Amendment of the Balm Grove Community Development District

DATE: November 12, 2025
TIME: 9:00 a.m.
LOCATION: A public hearing before the Board of County Commissioners of Hillsborough County on the application will be held on November 12, 2025, at 9:00 A.M. at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602. Participation in this public hearing is available in person at the Frederick B. Karl County Center or through communications media technology, as described in the "About the Hearing" section below.

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., November 12, 2025, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance granting a petition to amend the boundaries of the Balm Grove Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 22-20 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 22-20 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Balm Grove Community Development District comprises approximately 288.030 acres, located entirely within Hillsborough County, Florida. It is generally located south of County Road 672, north of Sweat Loop Road, and bifurcated by Balm Wimauma Road. The petitioner has proposed to amend the boundaries of the Balm Grove Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities per Section 190.012, Florida Statutes. After the amendment, the District will comprise approximately 509.769 acres.

Copies of the petition, department reports, and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners of Hillsborough County at 419 Pierce Street, Room 140, Tampa, Florida 33602.

ABOUT THE HEARING

You may attend this public hearing in person at the Frederick B. Karl County Center, 2nd Floor Board Room, 601 E Kennedy Boulevard, Tampa, Florida 33602.

You may also participate in this public hearing virtually via communications media technology. Anyone who wishes to speak at this public hearing virtually can do so by completing the online Public Comment Signup Form, located at HCFL.gov/speakup.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Signups for a public hearing will close 30 minutes prior to the scheduled start of the hearing.

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

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

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

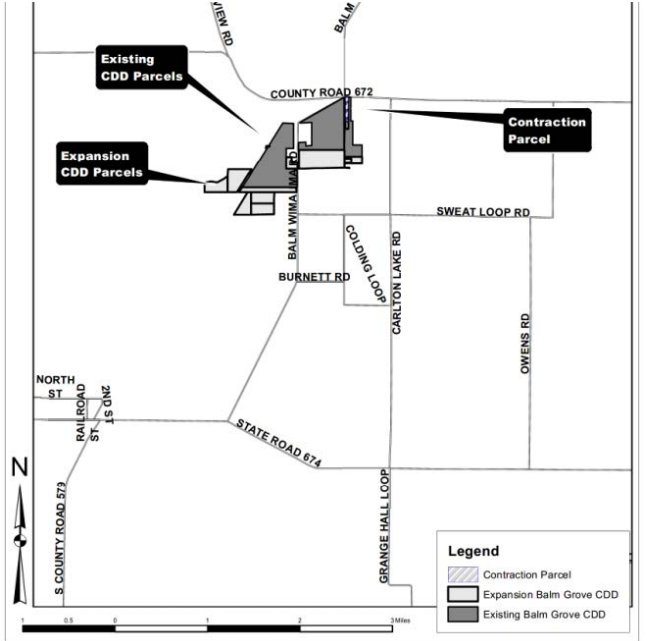
Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

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

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

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

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



October 17, 24, 31; November 7, 2025 25-03152H

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE NO.: 25-DR-009423,
Division: D
EDRICK J. CORTORREAL, PETITIONER AND VICKY LOZANO, RESPONDENT.
TO: VICKY LOZANO, 6538 Collins Ave #620, Miami Beach, FL 33141.
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 writ-

ten defenses, if any, to it on EDRICK J. CORTORREAL, whose address is 1245 Avonwood Ct, Lutz, FL 33559, on or before 11/12/2025, 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. This action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of the real property, a specific description of personal property, and the name of the county in Florida where the property is located}. 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 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 ac-

commodation, 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: 10/7/2025,
VICTOR D. CRIST,
CLERK OF THE CIRCUIT COURT
By: Jennifer Taylor,
Deputy Clerk
Oct. 17, 24, 31; Nov. 7, 2025 25-03154H

FIRST INSERTION

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors ("Board") for the K-Bar Ranch Community Development District ("District") will hold a Board meeting on October 29, 2025, at 6:00 p.m. at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647. At the meeting, the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Kai, 2502 N. Rocky Point Dr., Suite 1000, Tampa, FL 33607, or via emailing heather@hikai.com and margaret@hikai.com. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 565-4663, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meetings is advised that they will need a record of the proceedings and that accordingly, they 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.

Heather Dilley, District Manager
October 17, 2025 25-03205H

FIRST INSERTION

NOTICE OF ETHICS TRAINING WORKSHOP K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the K-Bar Ranch Community Development District will hold an Ethics Training Workshop on November 12, 2025, at 6:00 PM at the K-Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, Florida 33647.

The purpose of the workshop is to review ethics rules for public officials. The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The Board of Supervisors will not take any action at this workshop. The workshop may be continued to a date, time, and place to be specified at such meeting.

A copy of the agenda for the workshop may be obtained from the District Manager, via email at Heather@hikai.com, Phone (813) 565-4663, during normal business hours or from the District's website at www.kbarranchcdd.com.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop is asked to advise the District Office at (813) 565-4663, at least 48 hours before the workshop. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

K-Bar Ranch CDD
Heather Dilley, District Manager
October 17, 2025 25-03204H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Ameriprise Financial Services, LLC, 4030 W Boy Scout Blvd, Ste 300, Tampa, FL 33607, desiring to engage in business under the fictitious name of GoalCentric Wealth, 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 17, 2025 25-03190H

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors ("Board") of the Lake St. Charles Community Development District ("District") will be held on Friday, October 24, 2025, at 10:00 a.m. at the Lake St. Charles Clubhouse, 6801 Colonial Lake Drive, Riverview, Florida 33578. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., at (813) 933-5571, 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 ("District Manager's Office") or by visiting the District's website, lakecharacters.org.

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

At the meeting, staff or Board members 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 three (3) business days 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.

Stephanie DeLuna, District Manager
October 17, 2025 25-03175H

FIRST INSERTION

NOTICE OF WORKSHOP TIME CHANGE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

The workshop of the Board of Supervisors of the New River Community Development District scheduled for 4:00 P.M. October 21, 2025 will be held at 6:30 P.M. at the Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 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 meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega
Manager
October 17, 2025 25-03197H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that ALPHA X OMEGA, LLC, OWNER, desiring to engage in business under the fictitious name of MAGA 3.0 located at 3225 MCLEOD DR, 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 17, 2025 25-03209H

--- PUBLIC SALES ---

--- ESTATE ---

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 DOT Physical Medical Group located at 2130 W Brandon Blvd, Suite 104 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 8th day of October, 2025.

Colin Sinnott

October 17, 202525-03156H

FIRST INSERTION

Fictitious Name Notice

Notice Is Hereby Given that Wal-Mart Stores East, LP, 3525 SE Maricamp Road, Ocala, FL 33572, desiring to engage in business under the fictitious name of Walmart #4245, 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 17, 202525-03189H

FIRST INSERTION

NOTICE OF SPECIAL MEETING SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of South Creek Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them on **Friday, October 24, 2025 at 1:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

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

Jayna Cooper, District Manager
October 17, 202525-03213H

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that the undersigned intend(s) to register the fictitious name of MAGIC CITY PHARMACY as provided by Section 865.09 Florida Statutes: Name(s) of Owner(s) or Director(s): 237 CAHABA VALLEY, LLC located at 237 CAHABA VALLEY PARKWAY, PELHAM, AL 35124

October 17, 202525-03166H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Pablo Lam / PRECISE PARTY DECORATION LLC will engage in business under the fictitious name TAMPA FLAVORS BAKERY, with a physical address 3260 W Hillsborough suite 107 Tampa, FL 33813, with a mailing address 7208 N Grady Ave Tampa, FL 33614, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 17, 202525-03219H

FIRST INSERTION

Public Notice

Effective Nov. 11, 2025

Brian O'Halloran, DO, will no longer be providing care at Optum.

Patients of Dr. O'Halloran may continue care at Optum – Sun City

Patients can obtain copies of their medical records at:
Optum – Sun City
787 Cortaro Dr.
Sun City, FL 33573
Phone: 1-813-634-2500
Fax: 1-817-514-7879

Oct. 17, 24, 31; Nov. 7, 202525-03202H

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 Trench Sales Co. located at 13046 Race-track Rd PMB 135 in the City of Tampa, Hillsborough County, FL 33626 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2025.

HazBinz LLC
Kevin McLenithan, Member/Manager
October 17, 202525-03207H

FIRST INSERTION

NOTICE OF REGULAR MEETING AND NOTICE OF PUBLIC HEARING TO ADOPT AMENDMENTS TO THE RULES AND FEES FOR USAGE OF THE AMENITIES FACILITIES OF THE HARBOR BAY COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Harbor Bay Community Development District on **Thursday, November 20, 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.

In accordance with Chapters 120 and 190, Florida Statutes (2025), as amended, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider amendments to the rules and fees relating to the usage of the District's amenities facilities at the Harbor Bay Community Development District. The proposed changes may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

Legal authority for the amendments, and the provisions of the Florida Statutes being implemented, includes Chapter 120 and 190, Florida Statutes, generally, and Sections 190.011, 190.035 and 120.54, Florida Statutes (2025), as amended.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541, Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

Copies of the currently proposed amendments may be obtained by contacting Lynn Hayes, District Manager, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (813-994-1001). On the 10 day of October 2025, a Notice of Rule Development was published in the Business Observer.

The public hearing and/or meeting may be continued to a date, time, and place to be specified on the record at the hearing/meeting. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting/hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, that includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the meeting/hearing because of a disability or physical impairment should contact the District at the address and number below.

One or more Supervisors may participate by telephone. At the above location, there will be present a speaker telephone so that Supervisors and Staff can attend at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Lynn Hayes, District Manager
October 17, 202525-03153H

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Earnest A Pinder III / E. A. PINDER III & ASSOCIATES, INC will engage in business under the fictitious name E. A. PINDER III & ASSOCIATES INSURANCE, with a physical address 7402 N 56th St Ste 855 Bldg 800 Tampa, Florida 3361, with a mailing address 7402 N 56th St Ste 855 Bldg 800 Tampa, Florida 33617, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 17, 202525-03171H

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 Chosen Faith located at 4704 Barn Owl Ct in the City of Valrico, Hillsborough County, FL 33596 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 14th day of October, 2025.

Hatcher Business Solutions LLC
Jon Hatcher
October 17, 202525-03206H

FIRST INSERTION

NOTICE OF PUBLIC SALE

T&K Auto Collision, LLC gives notice and intent to sell for non-payment of labor, service and storage fees the following vehicle on 11/19/2025 at 8:30 AM at 2823 Overpass Rd Units 7 & 8, Tampa, FL 33619 . Please call (813) 297-9442 to arrange \$15,100.70 payment in cash due on day of sale to redeem motor vehicle or satisfy lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicle without judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to FL Statute section 713.585. Any proceeds recovered from sale over the amount of lien will be deposited with Clerk of Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2020 NISS VIN# 3N6C-M0KN7LK695758
October 17, 202525-03198H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

ASCENSION AUTO SERVICE gives notice that on 11/20/2025 at 10:00 AM the following vehicle(s) may be sold by public sale at 4108 W CAYUGA ST, TAMPA FL, 33614 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.

1MDASAV22FA552510 2015 SHORELANDER
NOVIN 2000 UNKNOWN
October 17, 202525-03203H

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 Wyn Global located at 1032 E BRANDON BLVD #1450 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 10th day of October, 2025.

Global Strategy LLC
October 17, 202525-03192H

FIRST INSERTION

NOTICE OF PUBLIC SALE:

NOTICE IS HEREBY GIVEN THAT ON 11/10/2025 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: VISBAL BODY SHOP INC 5XYPG4A34HG293871 2017 KIA 5062.76/ 5NPE24AFXHH501759 2017 HYUN 5062.76 TEL: 813-697-1791 MV#: MV-104591 LOCATION: 9254 LAZY LN TAMPA, FL 33614/ NAME: FONTENANCY AUTO REPAIR LLC 2T3WRVFNCC206284 2022 TOYT 16195.43/ 5J6RW1H52MA000345 2021 HOND 14697.43 TEL: 813-697-1791 MV#:MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/

October 17, 202525-03187H

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003144 IN RE: ESTATE OF DAVID LEE GAY SR, Deceased.

The administration of the estate of DAVID LEE GAY SR, deceased, whose date of death was April 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602 and whose mailing Address 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.

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 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 date of first publication of this notice is October 17, 2025.

Personal Representative:
Daisy E Gay
3315 N Jefferson St.
Tampa, FL 33603

Attorney for Personal Representative:
Patrick Hogan, Esq.
Florida Bar Number: 0099090
PTH LAW FIRM PLLC
13014 N Dale Mabry Hwy., #741
Tampa, FL 33618
Telephone: (813) 235-4501
E-Mail: h@pthlawfirm.com

October 17, 24, 202525-03155H

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO: 25-CP-002786 IN RE: THE ESTATE OF DARIO GIORDANELLI

The administration of the estate of Dario Giordanelli, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for the Thirteenth Judicial Circuit of the State of Florida, in and for the County of Hillsborough – Probate Division, the address of which is the George E. Edgecomb Courthouse at 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the decedent and oth-

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3342 IN RE: ESTATE OF LAZARO RIGOBERTO MARRERO, Deceased.

The administration of the estate of LAZARO RIGOBERTO MARRERO, deceased, whose date of death was September 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 17, 2025.

YHOSVANY MARRERO Personal Representative
3432 West Lambright 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 17, 24, 202525-03160H

FIRST INSERTION

er 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 the 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-003281 Division: B IN RE: ESTATE OF LINDA CAY BROWN, Deceased.

The administration of the Estate of Linda Cay Brown, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative:
Curtis Owen Brown
9217 Sunflower Drive
Tampa, Florida 33647

Attorney for Personal Representative:
Elaine N. McGinnis
Florida Bar Number: 275250
324 N. Dale Mabry Highway, Suite 100
Tampa, FL 33609
Telephone: (813) 851-3380
E-Mail: elaine@estatelawtampa.com

October 17, 24, 202525-03194H

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 17, 2025.

Personal Representative:
Pamela A. Webb
1305 E. Diana Street
Tampa, FL 33604

Personal Representative's Attorney
Shane K. Warner - Of the Firm
Attorney for the
Personal Representative
FSB # 92131
Warner Legal
3401 W. Cypress St., Suite 204
Tampa, FL 33607
Ph: (813) 470-6341
Fax: (888) 900-2630
Notice of Jud. R. Ad. 2.516
designated emails
Email: swarner@swarnerlaw.com

October 17, 24, 202525-03161H

TION 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 17, 2025.

LACHAUN DENSON Personal Representative
1202 East Linebaugh Avenue
Tampa, FL 33612

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 17, 24, 202525-03195H

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION:

25-CP-1505

IN RE: THE ESTATE OF CONSTANTINO LOPEZ MATUL

Deceased.

The administration of The Estate of CONSTANTINO LOPEZ MATUL, whose date of death was November 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative is:
ZOEL OMAR LOPEZ ROBLERO
whose address is 94901 Mathog Road
Riverview, Florida 33578
/s/ Rolando Santiago
Attorney for Personal Representative
Rolando J. Santiago, Esq.
RJS Law Group
306 N US Hwy 41
Ruskin, FL 33570
Tel: 813-641-0010
Fla. Bar No.: 557471
October 17, 24, 202525-03214H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

FILE NO. 25-CP-003018

PROBATE DIVISION

IN RE: ESTATE OF MICHAEL JOHN MURRAY,

Deceased,

The administration of the estate of MICHAEL JOHN MURRAY, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, File Number 25-CP-003018, the address of which is Hillsborough County Clerk of Court, 419 N. Pierce St., Tampa, FL 33602. The name and address of the Personal Representative and of the Personal Representative's attorneys are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is October 17, 2025.

TIMOTHY JOHN MURRAY
6403 N. River Blvd., Tampa, FL 33604
Personal Representative
BERNICE S. SAXON, ESQUIRE
bsaxon@saxongilmore.com
Florida Bar No. 341762
SAXON GILMORE & CARRAWAY, P.A.
201 E. Kennedy Blvd., Ste. 600
Tampa, FL 33602
PH (813) 314-4500
FAX (813) 314-4555
Counsel for Petitioner
October 17, 24, 202525-03200H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003484

Division A-PROBATE

IN RE: ESTATE OF AGNES FUNG-MUI SING

A/K/A AGNES F. SING,

Deceased.

The administration of the estate of AGNES FUNG-MUI SING A/K/A AGNES F. SING, deceased, whose date of death was August 20, 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.

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

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 17, 2025.

JIMMY TUNG WAH SING
Personal Representative
7206 N. Coolidge Ave.
Tampa, FL 33614
Christine Alexis Gay
Attorney for Personal Representative
Florida Bar No. 0149209
Christine Alexis Gay, P.A.
P.O. Box 10027
Daytona Beach, FL 32120
Telephone: (386) 492-5935
Email: cgaylaw@aol.com
October 17, 24, 202525-03199H

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-009090

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- HE3, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDGAR ROSARIO, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDGAR ROSARIO, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 72 AND A PORTION OF LOTS 68, 69 AND 71, ALMIMA, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-002856

IN RE: ESTATE OF MARIA ELECTA ALBINO

AKA MARIA ELECTA ALBERCHE,

Deceased.

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

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

SAIDIN M. HERNANDEZ, ESQ,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
October 17, 24, 202525-03173H

FIRST INSERTION

ED IN PLAT BOOK 22, PAGE 81 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 72; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID LOTS 71 AND 72, A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 45.86 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 71; THENCE SOUTH 20 DEGREES 44 MINUTES 26 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID LOT 71, A DISTANCE OF 10.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 71; THENCE NORTH 88 DEGREES 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 59.82 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 68; THENCE SOUTH 73 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 21.00 FEET TO THE EASTERNMOST CORNER OF SAID LOT 68; THENCE SOUTH 24 DEGREES 03 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 68, A DISTANCE OF 44.52 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 32 SECONDS WEST, A DISTANCE OF 43.29 FEET TO THE SOUTHEAST CORNER OF SAID LOT 72; THENCE SOUTH 88 DEGREES 44 MINUTES 51 SECONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 72, A DISTANCE OF 68.40 FEET TO THE POINT OF BEGINNING.

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003454

IN RE: ESTATE OF ROBERT T. PUTNAM,

aka ROBERT THOMAS PUTNAM

aka BOB PUTNAM

Deceased.

The administration of the estate of ROBERT T. PUTNAM, also known as ROBERT THOMAS PUTNAM, also known as BOB PUTNAM, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 17, 2025.

LOU CYNDA PUTNAM
Personal Representative
706 Torrey Pines Ave
Sun City Center, FL 33573
James P. Hines, Jr.
Attorney for Personal Representative
Florida Bar No. 61492
Hines Norman Hines, P.L.
315 S. Hyde Park Ave
Tampa, FL 33606
Telephone: 813-251-8659
Email: jhinesjr@hnh-law.com
Secondary Email: rhartt@hnh-law.com
October 17, 24, 202525-03201H

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before November 18, 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 13th day of October, 2025.

VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
24-201801
October 17, 24, 202525-03178H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003154

Division: Probate

IN RE: ESTATE OF SAMMY PIERRE ALAZO,

A/K/A SAMMY PETER ALAZO,

F/K/A SAMI PIERRE AL-AZM,

Deceased.

The administration of the estate of Sammy Pierre Alazo, a/k/a Sammy Peter Alazo and f/k/a Sami Pierre Al-Azm, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 17, 2025.

Personal Representative:
Dino S. Alazo
17344 Fountain Side Loop
Lutz, Florida 33558
Attorney for Personal Representative:
/s/ Mercedes Buntz
Mercedes Buntz, Esq.
Attorney for Personal Representative
Florida Bar Number: 139076
Mercedes Buntz Law, PLLC
918 Drew Street, Ste. A
Clearwater, Florida 33755
Telephone: (727) 474-0288
Fax: (888) 317-3513
E-Mail: Mercedes@MBuntzLaw.com
Secondary E-Mail:
service@lawsprt.com
October 17, 24, 202525-03196H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-002940

IN RE: ESTATE OF SHARON KEATON MCKENNON,

Deceased.

The administration of the estate of SHARON KEATON MCKENNON, 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 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is October 17, 2025.

ZEDRIC MCKENNON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood, Blvd. Suite 206
Hollywood, FL 33020
Telephone: (954)767-3399
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
jennifer@srblawyers.com
October 17, 24, 202525-03186H

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-CP-002864

Division: B

IN RE: ESTATE OF JAMES C. MAHER

aka

JAMES CLINTON MAHER

Deceased.

The administration of the estate of JAMES C. MAHER aka JAMES CLINTON MAHER, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 17, 2025.

Personal Representative:
Sean James Maher
SEAN JAMES MAHER aka SEAN MAHER
409 E. Overlook Loop
Hideout, UT 84036
Attorney for Personal Representative:
Angela M. Tormey, Esq., Attorney
Florida Bar Number: 1010466
1320 E. Lumsden Road
Brandon, Florida 33511
Telephone: 813-445-8178
E-Mail: angela@acemavenlegal.com
October 17, 24, 202525-03185H

--- ACTIONS / SALES ---

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002771 IN RE: ESTATE OF JOHN MANNING BOLCHOZ JR., Deceased. The administration of the estate of JOHN MANNING BOLCHOZ SR., Deceased, whose date of death was May 8 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs, T. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is October 17, 2025. JOHN MANNING BOLCHOZ SR., Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 2501 Hollywood Blvd. Suite 206 Hollywood, Florida 33020 Telephone: (954)767-3399 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: Jennifer@srblawyers.com October 17, 24, 202525-03221H	NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23-CA-001350 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-I, Plaintiff, vs. DEVANAND BOOKRAM, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 15, 2025 in Civil Case No. 23-CA-001350 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-I is Plaintiff and Devanand Bookram, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of November, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 1, BLOCK 23, OF TOWNHOMES AT SABAL POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 53-57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRSservice@mccalla.com Fla. Bar No.: 146803 22-01271FL October 17, 24, 202525-03158H

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.: 20-CA-002874 SECTION # RF DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QH4, Plaintiff, vs. EVA M. AREIAS; U.S. BANK NATIONAL ASSOCIATION, INDENTURE TRUSTEE, HOME EQUITY LOAN TRUST 2007-HSA3; FRANK PERRULLI; 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 07 day of November, 2025, the following described property as set forth in said Final Judgment, to wit: THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 21 EAST, LESS THE SOUTH 150 OF THE WEST 707 FEET THEREOF, AND LESS ROAD RIGHT-OF-WAY LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA PROPERTY ADDRESS: 225 S VALRICO RD, VALRICO, FL 33594 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FIRST INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-007560 ON SLOW BAY FINANCIAL LLC, Plaintiff, vs. LILLIANNA L. GOMES, et. al. Defendant(s), TO: LILLIANNA L. GOMES, UNKNOWN SPOUSE OF LILLIANNA L. GOMES, 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 EAST 82.20 FEET OF LOT 5, BLOCK 2, SWEETWATER ESTATES, SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30 PAGE 82 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 18, 2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court

FIRST INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-CA-7684 SLTATA INVESTMENTS LLC. Plaintiff, vs. 601 CAROLYN CORP Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure dated October 3, 2025 and entered in Case Number 2025-CA-007684 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein SLTATA Investments LLC., is the Plaintiff and 601 Carolyn Corp is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on November 12, 2025, at 10:00 AM the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit: LOT 9, Block 3, CASA BLANCA, according to map or plat thereof as recorded in Plat Book 89, page 28, Public Records of Hillsborough County, Florida. More commonly known as: 11017 Blaine Top Place, Tampa, FL. 33626 ("Property"). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Sec-

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 24-CA-001637 FTF LENDING, LLC, Plaintiff, vs. ONE HOUR HOUSE SOLUTIONS LLC, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 03, 2025 in Civil Case No. 24-CA-001637 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein FTF LENDING, LLC is Plaintiff and One Hour House Solutions LLC, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of November, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 21 EAST, IN HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE WEST 115.49 FEET, SOUTH 115.93 FEET, EAST 115.49, THENCE NORTH 115.93 FEET TO THE POINT OF BEGINNING; AND BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF

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 13th day of October, 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
25-318855
October 17, 24, 202525-03179H

tion 45.031.

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

Dated October 8, 2025
Respectfully submitted
/s/ Joseph Martinez
Joseph Martinez, Esq.
Martinez Law
Attorney for Plaintiff
Florida Bar Number: 483990
12601 Gulf Blvd, Ste 6
Treasure Island, FL 33706
Telephone: (727) 363-1529
Fax: (813) 288-1520
E-Mail: jmartinez@mlaw.us
Secondary E-Mail: jessica@mlaw.us
October 17, 24, 202525-03168H

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 25-CA-005914 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. ALICIA YVETTE HALL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 08, 2025, and entered in 25-CA-005914 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and ALICIA YVETTE HALL 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 November 06, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 64, COPPER CREEK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 176 THROUGH 189, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 9833 HOUND CHASE DR, GIBSON-TON, FL 33534 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

FIRST INSERTION
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-000966 Division I RESIDENTIAL FORECLOSURE Section II NATIONSTAR MORTGAGE LLC Plaintiff, vs. CENDY YAVIRIA ROJAS, SANDRA FEDELIS BARTLEY, CLINTON BARTLEY, RESERVE AT PRADERA HOMEOWNERS ASSOCIATION, INC., U.S. EQUITIES CORP, and UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 7, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 10, BLOCK 6 OF RESERVE AT PRADERA-PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE(S) 251, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 11813 TETRAFIN DR, RIVERVIEW, FL 33579; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bid-

FIRST INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-004345 ELLINGTON EMPIRE FUND LLC, Plaintiff, v. CL COMMERCE LLC; CARLOS LUGO PARRA, an Individual, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 9, 2025 entered in Civil Case No. 25-CA-004345 in the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein ELLINGTON EMPIRE FUND LLC, Plaintiff and CL COMMERCE LLC; CARLOS LUGO PARRA, an Individual are defendants, Victor D. Crist Clerk of Court, will sell the property at www.hillsborough.realforeclose.com beginning at 10:00 AM on November 12, 2025 the following described property as set forth in said Final Judgment, to-wit: THE WEST 30 FEET OF LOT 17, AND THE EAST 50 FEET OF LOT 18, TROPICAL PINES SUBDIVISION, ACCORDING TO MAP OR PLAT THERE OF RECORDED IN PLAT BOOK 11, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 3123 W Napoleon Ave, Tampa, FL 33611 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

45.031.

IMPORTANT

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

Dated this 13 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
25-305009 - ErS
October 17, 24, 202525-03215H

der, for cash, on the Hillsborough County auction website at http://www.hillsborough.realforeclose.com., on December 4, 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: October 13, 2025
By: /s/ Laura E. Noyes
Laura E. Noyes
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
320250/2426873/wll
October 17, 24, 202525-03183H

ACTIONS / SALES

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2024-CA-002299 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, et. al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant Order on Motion to Reset Foreclosure Sale entered on October 13, 2025, and to the Uniform Final Judgment of Foreclosure entered on May 8, 2025, in Case No. 2024-CA-002299 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein NATIONSTAR MORTGAGE LLC, is Plaintiff, and JORDAN ANTHONY ZACKERY A/K/A JORDAN A. ZACKERY, CHAU M. ZACKERY, WELLS FARGO BANK, N.A., LAKEVIEW VILLAGE HOMEOWNERS ASSOCIATION, INC., and UNKNOWN TENANT #1 N/K/A MAHKI COOPER, are Defendants, the Office of Victor D. Crist, Hillsborough County Clerk of the Court, will sell to the highest and best bidder for cash online at http://www.hillsborough.realforeclose.com, beginning at 10:00 A.M. on the 20th day of November, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 4, LAKEVIEW VILLAGE SECTION "I", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84,		
PAGE(S) 84, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Also known as 1753 OPEN FIELD LOOP, BRANDON, FL 33510 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 14th day of October 2025. SOKOLOF REMTULLA, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq., Bar No: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252 / E-mail: pleadings@sokrem.com, Counsel for Plaintiff October 17, 24, 202525-03211H		

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-008632 Div. S HAWKS POINT HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. JOSEPH GALLUCI AND UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants. Notice is hereby given that pursuant to the Final Judgment of Foreclosure in the above-captioned action, Hillsborough County Clerk of Court, Victor Crist, will sell the property situated in Hillsborough County, Florida, described as: Lot 250, Hawks Point- Phase 1B-1, according to the map or plat thereof, as recorded in Plat Book 115, Page(s) 180 through 184, inclusive, of the Public Records of Hillsborough County, Florida. at public sale, to the highest and best bidder for cash, at www.hillsborough.realforeclose.com at 10:00 a.m., on the		
1st day of December, 2025. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 8 day of October 2025. FRISCIA & ROSS, P.A. Brenton J. Ross, Esquire Florida Bar #12798 Primary: bross@frpalegal.com Secondary: jclaudio@frpalegal.com 5550 W. Executive Drive, Ste 250 Tampa, Florida 33609 (813) 286-0888 \ (813) 286-0111 (FAX) Attorneys for Plaintiff October 17, 24, 202525-03172H		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-006010 WILMINGTON SAVINGS FUND SOCIETY, FSb, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, Plaintiff, vs. ZACHARY HILTON; MIA HILTON; CITRUS STEEPLECHASE HOMEOWNERS' ASSOCIATION, 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 October 1, 2025, entered in Civil Case No.: 25-CA-006010 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSb, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, Plaintiff, and ZACHARY HILTON; MIA HILTON; CITRUS STEEPLECHASE HOMEOWNERS' ASSOCIATION, 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 26th day of February, 2026, the following described real property as set forth in said Judgment, to wit: LOT 15, STEEPLECHASE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 53, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.		
If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk before the clerk reports the surplus as unclaimed. If you fail to file a timely 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 an individual with a disability who needs an accommodation in order to participate in a court proceeding or other court service, program, or activity, you are entitled, at no cost to you, to the provision of certain assistance. Requests for accommodations may be presented on this form, in another written format, or orally. Please complete the attached form and mail it to the Thirteenth Judicial Circuit, Attention: ADA Coordinator, 800 E. Twiggs Street, Room 604, Tampa, FL 33602 or email it to ADA@fjud13.org as far in advance as possible, but preferably at least seven (7) days before your scheduled court appearance or other court activity. Upon request by a qualified individual with a disability, this document will be made available in an alternate format. If you need assistance in completing this form due to your disability, or to request this document in an alternate format, please contact the ADA Coordinator at (813) 272-7040 or 711 (Hearing or Voice Impaired Line) or ADA@fjud13.org. Dated: October 8, 2025 /s/ Brian L. Rosaler By: Brian L. Rosaler Florida Bar No.: 0174882. Attorney for Plaintiff: Brian L. Rosaler, Esquire Popkin & Rosaler, P.A. 1701West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51734 October 17, 24, 202525-03169H		

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 24-CC-28562 BAY PORT COLONY PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. KIMBERLY KELLEY, FREDRIAN KELLEY, FIRST FLORIDA CREDIT UNION and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Hillsborough County, Florida, The Clerk of Court will sell all the property situated in Hillsborough County, Florida described as: Lots 25 and 26, SAN MARINO BAY ESTATES, according to the plat thereof as recorded in Plat Book 68, Pages 17-1 through 17-5, inclusive, of the Public Records of Hillsborough County, Florida. With the following street address: 5807 Mariners Watch Drive, Tampa, Florida, 33615. at public sale, to the highest and best bidder, for cash, at www.hillsborough.realforeclose.com, at 10:00 A.M. on November 13, 2025.		
Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated this 30th day of September, 2025. s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 October 17, 24, 202525-03176H		

FIRST 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-029732 CUMBERLAND MANORS HOMEOWNERS ASSOCIATION, INC., Plaintiff, v. DAVID PSCHAK, UNKNOWN TENANT #1 AND UNKNOWN TENANT #2, Defendants. TO: DAVID PSCHAK 15101 HEATHRIDGE DRIVE TAMPA, FLORIDA 33625 YOU ARE HEREBY NOTIFIED that an action to foreclose a homeowners assessments lien recorded on November 21, 2024, in Official Records Instrument #: 2024485317, in the Public Records of Hillsborough County, on the following property located in Hillsborough County, Florida. ADDRESS: 15101 Heathridge Drive, Tampa, Florida 33625 LEGAL: Lot 1, in Block 3, of CUMBERLAND MANORS - PHASE 1, according to the map or plat thereof, recorded in Plat book 61, Page 26, 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-		
tive Drive, Suite 250, Tampa, Florida 33609 on or before 11/14/2025, and file the original with the Clerk of this Court either before service upon the attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. DATED this 9 day of October, 2025. 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 17, 24, 202525-03163H		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 24-CA-007378 Division C RESIDENTIAL FORECLOSURE Section I SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, PATIENCE A. GREEN A/K/A PATIENCE GREEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, PATIENCE A. GREEN A/K/A PATIENCE GREEN, KNOWN HEIR OF THE ESTATE OF WALDEN GREEN A/K/A WALDEN A. GREEN, DECEASED, ORANGE RIVER ESTATES HOMEOWNERS ASSOCIATION INC., UNKNOWN SPOUSE OF PATIENCE A. GREEN A/K/A PATIENCE GREEN, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 7, 2025, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida described as: LOT 8, BLOCK 9, ORANGE RIVER ESTATES, UNIT IIA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-		
ED IN PLAT BOOK 51, PAGE 28, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. and commonly known as: 8505 WAKULLA DR, TEMPLE TERRACE, FL 33637; 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 November 12, 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: October 9, 2025 By: /s/ Laura E. Noyes Laura E. Noyes Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com October 17, 24, 202525-03180H		

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION UCN: 292024CA006108A001HC CASE NO.: 24-CA-006108 SKYWAY CAPITAL MANAGEMENT, LLC., a Florida limited liability company, Plaintiff, vs. BRENDA GANT, AND ANY KNOWN AND/OR UNKNOWN TENANTS. Defendants. NOTICE IS GIVEN that, pursuant to a Uniform Final Judgment of Foreclosure dated the 2nd day of December, 2024 in CASE NO.: 24-CA-006108 of the Circuit Court of Hillsborough County, Florida, in which SKYWAY CAPITAL MANAGEMENT, LLC. is the Plaintiff and BRENDA GANT, ANY KNOWN AND OR UNKNOWN TENANTS, are the Defendants, CINDY STUART, Hillsborough County Clerk of Court, will sell to the highest and best bidder for cash online at www.hillsborough.realforeclose.com on NOVEMBER 6, 2025 at 10:00 a.m. or as soon possible thereafter, the following described property set forth in the Order of Final Judgment: Lot 5 and 6, CHESTERFIELD HEIGHTS, according to the plat thereof as recorded in Plat Book 21, page 51, of the Public Records		
of Hillsborough County, Florida. Property Address: 1712 and 1714 E. Cayuga St, Tampa, Florida 33610 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. AMERICAN WITH DISABILITIES ACCOMMODATION NOTICE If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this the 7 day of October, 2025. Steven W. Moore, Esquire 8240 118th Avenue North, Suite 300 Largo, Florida 33773 (727) 395-9300 FBN:0982660/SPN:01530027 Primary email: steven@stevenmoorepa.com Secondary email: kathy@stevenmoorepa.com October 17, 24, 202525-03165H		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24-CA-003407 PROVIDENT FUNDING ASSOCIATES, L.P. Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLY EDWARDS, JR., DECEASED, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 24-CA-003407 of the Circuit Court of the 13th Judicial Circuit in and for Hillsborough County, Florida, wherein, PROVIDENT FUNDING ASSOCIATES, L.P., Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLY EDWARDS, JR., DECEASED, et. al., are Defendants, Clerk of Circuit Court, Victor D. Crist will sell to the highest bidder for cash at www.hillsborough.realforeclose.com, on November 10, 2025 at 10:00 AM, the following described property: LOT 19, BLOCK 4, THERESA		
ARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 21, 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. 45.302. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 10th day of October, 2025. GREENSPOON MARDER, LLP 100 W. Cypress Creek Road, Suite 700 Fort Lauderdale, FL 33309 Telephone: (954) 491-1120 Hearing Line: (888) 491-1120 Facsimile: (954) 343-6982 Email: gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 24-000734-01 / 41176.0176 / Jean Schwartz October 17, 24, 202525-03181H		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO. 25-CC-25480 CHARM-B INC., A FLORIDA CORPORATION PLAINTIFF, VS. SILVER ROCK TWO INC., AS TRUSTEE ONLY, UNDER THE HC 14-1024 LAND TRUST DEFENDANT(S) NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Final Judgment of Foreclosure Final Judgment of Foreclosure dated September 1, 2025, and the Order Rescheduling Foreclosure Sale dated October 8, 2025 and entered in case having the case number 25-CA-025480 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, wherein Charm-B Inc. is the Plaintiff and Silver Rock Two Inc., as Trustee only under the HC 14-1024 Land Trust is the Defendant, Victor D. Crist as the Clerk of the Court will sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com, on November 12, 2025 at 10:00 AM, the following described property as set forth in said Default In Rem Final Judgment of Foreclosure, to wit: LOT 20, Block 2, Brentwood Hills Tract D/E Unit 2, According to Plat thereof as recorded in Plat Book 81, Pages 68-1 through 68-4, inclusive of the Public Records of Hillsborough County, Florida. More commonly known as: 1346 Dew Bloom Rd., Valrico, FL. 33594 ("Property"). Any person claiming an interest in		
the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statute, Section 45.031. AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FA Q's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.org. Dated October 10, 2025 Respectfully submitted /s/ Joseph Martinez Joseph Martinez, Esq. Martinez Law Attorney for Plaintiff Florida Bar Number: 483990 12601 Gulf Blvd, Ste 6 Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us October 17, 24, 202525-03174H		

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13th JUDICAL CIRCUIT, IN AND
FOR HILLSBOROUGH, FLORIDA.
CASE No. 25-CA-007415
DIV K
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR
RESIDENTIAL INVESTMENT
TRUST,
Plaintiff vs.
COSTA DIAS INC., et al.,
Defendants
TO: PHILLIP COSTA
1120 CONCH COURT, WESLEY CHA-
PEL, FL 33544
189 CHARLES ST APT 1, LOWELL,
MA 01852

8273 SWANN HOLLOW DRIVE,
TAMPA, FL 33647
COSTA DIAS INC.
1120 CONCH COURT, WESLEY CHA-
PEL, FL 33544
189 CHARLES ST APT 1, LOWELL,
MA 01852
8273 SWANN HOLLOW DRIVE,
TAMPA, FL 33647
AND TO: All persons claiming an in-
terest by, through, under, or against the
aforesaid Defendant(s).
YOU ARE HEREBY NOTIFIED that an
action to foreclose a mortgage on the
following described property located in
Hillsborough County, Florida:
A PORTION OF LOT 1, BLOCK
1, HANKINS ACRES, RE-
CORDED IN PLAT BOOK 31,
PAGE 51, OF THE PUBLIC RE-

CORDS OF HILLSBOROUGH
COUNTY, FLORIDA, BEING
MORE PARTICULARLY DE-
SCRIBED AS FOLLOWS:
COMMENCING AT THE
NORTHWEST CORNER OF
SAID LOT 1, THENCE S 89 DE-
GREES 05 MINUTES 34 SEC-
ONDS E, (ASSUMED BEAR-
ING) 306.20 FEET ALONG
THE NORTH BOUNDARY
OF SAID LOT 1; THENCE S
00 DEGREE 05 MINUTES 57
SECONDS W, 109.75 FEET;
THENCE S 89 DEGREES 57
MINUTES 44 SECONDS E,
20.59 FEET; TO THE POINT
OF BEGINNING; THENCE
S 89 DEGREES 57 MINUTES
44 SECONDS E, 44.36 FEET;

THENCE S 00 DEGREE 02
MINUTES 16 SECONDS W,
64.68 FEET; THENCE N 89
DEGREES 57 MINUTES 44
SECONDS W, 44.36 FEET;
THENCE N 00 DEGREE 02
MINUTES 16 SECONDS E,
64.68 FEET TO THE POINT
OF BEGINNING. LESS THE
NORTH 48.34 FEET THERE-
OF. AKA HAPSHIRE VIL-
LAS, UNRECORDED TOWN-
HOMES PLAT.
has been filed against you, and you are
required to serve a copy of your writ-
ten defenses, if any, to this action, on
Greenspoon Marder, LLP, Default De-
partment, Attorneys for Plaintiff, whose
address is Trade Centre South, Suite
700, 100 West Cypress Creek Road,

Fort Lauderdale, FL 33309, and file the
original with the Clerk within 30 days
after the first publication of this no-
tice in Business Observer, on or before
November 18, 2025; otherwise a default
and a judgment may be entered against
you for the relief demanded in the
Complaint.
IMPORTANT
If you are a person with a disability who
needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Court’s ADA Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-

ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
WITNESS MY HAND AND SEAL
OF SAID COURT on this 13 day of
October, 2025.
Victor D Crist
As Clerk of said Court
(SEAL) By: Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Prepared by: Greenspoon Marder, LLP
(954) 491-1120;
gmforeclosure@gmlaw.com
(23-002460-03)
October 17, 24, 2025 25-03220H

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND
FOR HILLSBOROUGH COUNTY,
FLORIDA
CASE No.: 25-CA-004560
U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE, FOR LHOME
MORTGAGE TRUST 2024-RTL1,
MORTGAGE-BACKED NOTES,
SERIES 2024-RTL1,
Plaintiff, v.
EMPIRE PROPERTY
MAINTENANCE, L.L.C., A
MICHIGAN LIMITED LIABILITY
CAMPANY; DEANTE LEE;
PELICAN POINTE TOWNHOMES
PROPERTY OWNERS
ASSOCIATION, INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant.
To the following Defendant(s):
EMPIRE PROPERTY
MAINTENANCE, L.L.C.,
A MICHIGAN LIMITED LIABILITY
COMPANY
C/O REGISTERED AGENT,
DEANTE LEE
LKA 11334 BRIDGE PINE DR
RIVERVIEW, FL 33569
UNKNOWN TENANT #1
118 NW 2ND ST,
RUSKIN, FL 33570
UNKNOWN TENANT #2
118 NW 2ND ST,
RUSKIN, FL 33570
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOT 3 AND 20, PELICAN
POINT, ACCORDING TO THE
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
33, PAGE 32, PUBLIC RE-
CORDS OF HILLSBOROUGH

COUNTY, FLORIDA.
a/k/a 118 2nd St NW, Ruskin, FL
33570
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, upon Kelley Kro-
nenberg, Attorney for Plaintiff, whose
address is 10360 West State Road 84,
Fort Lauderdale, FL 33324 on or be-
fore November 13, 2025, a date which
is within thirty (30) days after the first
publication of this Notice in Business
Observer and file the original with the
Clerk of this Court either before service
on Plaintiff’s attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint. This notice
is provided pursuant to Administrative
Order No. 2.065.
In accordance with the Americans
with Disabilities Act , If you are a per-
son with a disability who needs any ac-
commodation in order to participate in
this proceeding, you are entitled, at no
cost to you, to the provision of certain
assistance. Please contact the Court’s
ADA Coordinator, Hillsborough County
Courthouse, 800 E. Twiggs St., Room
604, Tampa, Florida 33602, (813) 272-
7040, at least 7 days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days, if you are hearing or
voice impaired, call 711.
WITNESS my hand and the seal of
this Court this 8th day of October, 2025.
As Clerk of the Court
(SEAL) By Mustafa Divan
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
October 17, 24, 2025 25-03164H

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-008113
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,
Plaintiff, vs.
EDGEWATER HOMES, INC., AS
TRUSTEE OF 11838 A FLORIDA
LAND TRUST DATED 08/05/2016,
et. al.
Defendant(s),
TO: PATRICK H. MCCABE, BETH
E. MCCABE A/K/A BETH ELLEN
STRESE,
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 fore-
closed herein.
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
ALL THE CERTAIN LAND SIT-
UATE IN HILLSBOROUGH
COUNTY, FLORIDA, VIZ: LOT
30, BLOCK 6, RIVERCREST
PHASE 1A, ACCORDING TO
MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK
90, PAGE 99, OF THE PUBLIC
RECORDS OF HILLSBOR-
OUGH COUNTY, FLORIDA
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before November
18, 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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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 PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.
WITNESS my hand and the seal
of this Court at Hillsborough County,
Florida, this 13th day of October, 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
25-318386
October 17, 24, 2025 25-03177H

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE No. 25-CA-008833
Fifth Third Bank, N.A.
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Shannon W. Rivers, Deceased; et al
Defendants.
TO: The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
interest by, through, under or against
the Estate of Shannon W. Rivers, De-
ceased
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on
the following property in Hillsborough
County, Florida:
LOT 100, WESTCHASE SEC-
TION “430B”, A SUBDIVISION,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 88, PAGE(S) 38-1
THROUGH 38-4, INCLUSIVE,
OF THE PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff’s attorney, whose address is 4919
Memorial Hwy, Suite 135, Tampa, FL
33634, within thirty (30) days of the

first date of publication on or before
11/10/2025, and file the original with
the Clerk of this Court either before ser-
vice on the Plaintiff’s attorney or imme-
diately 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 cer-
tain assistance. To request such an ac-
commodation, please contact Court Ad-
ministration at least 7 days before your
scheduled court appearance, or imme-
diately 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 PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS
DATED on 10/3/2025.
Victor D. Crist
As Clerk of the Court
(SEAL) By Jennifer Taylor
As Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St.
Tampa, FL 33602
Julie York, Esquire,
Brock & Scott, PLLC.,
the Plaintiff’s attorney,
4919 Memorial Hwy, Suite 135,
Tampa, FL 33634
File # 25-F01697
October 17, 24, 2025 25-03210H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-003163
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE
ASSET TRUST 2024-INV1,
Plaintiff, v.
DDH FUND LP, A DELAWARE
LIMITED PARTNERSHIP, et al.,
Defendants.
NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN
that, pursuant to the Uniform
Final Judgment of Foreclosure and
Assignment of Leases and Rents
dated October 8, 2025, issued in and
for Hillsborough County, Florida, in
Case No. 25-CA-003163, wherein
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE ASSET
TRUST 2024-INV1 is the Plaintiff,
and DDH FUND LP, A DELAWARE
LIMITED PARTNERSHIP are the
Defendants.
The Clerk of the Court, VICTOR
D. CRIST, will sell to the highest and
best bidder for cash, in accordance
with Section 45.031, Florida Statutes,
on November 10, 2025, at electronic
sale beginning at 10:00 AM, at www.
hillsborough.realforeclose.com the
following-described real property as
set forth in said Uniform Final Judg-
ment of Foreclosure and Assignment of
Leases and Rents, to wit:
LOT 6, LESS THE NORTH 12.0
FEET OF THE EAST 31.0 FEET
OF THE WEST 50.14 FEET OF
SAID LOT 6, BLOCK B, J. F.

SENOUR ’S RESUBDIVISION,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 10,
PAGE 12, PUBLIC RECORDS
OF HILLSBOROUGH COUN-
TY, FLORIDA.
Property Address: 6710 North
Harer Street, Tampa, FL 33604
ANY PERSON CLAIMING AN
INTEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.
IMPORTANT
If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Court’s ADA
Coordinator, Hillsborough County
Courthouse, 800 E. Twiggs St., Room
604, Tampa, Florida 33602, (813)
272-7040, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
Dated: This 13th day of October,
2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way,
Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
October 17, 24, 2025 25-03193H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 25-CA-002881
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN
TRUST 2007-1, ASSET-BACKED
CERTIFICATES, SERIES 2007-1,
Plaintiff, vs.
OMAR FONSECA, et al.
Defendant(s).
NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated September 04, 2025, and en-
tered in 25-CA-002881 of the Circuit
Court of the THIRTEENTH Judicial
Circuit in and for Hillsborough Coun-
ty, Florida, wherein WELLS FARGO
BANK, NATIONAL ASSOCIATION
AS TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST 2007-1,
ASSET-BACKED CERTIFICATES, SE-
RIES 2007-1 is the Plaintiff and OMAR
FONSECA; UNKNOWN SPOUSE OF
OMAR FONSECA N/K/A JULIANA
FONSECA; HEATHER LAKES AT
BRANDON COMMUNITY ASSO-
CIATION, 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
November 07, 2025, the following de-
scribed property as set forth in said Fi-
nal Judgment, to wit:
LOT 11, BLOCK “F”, HEATHER
LAKES UNIT XXXVI PHASE
B, ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 88,
PAGE 17, OF THE PUBLIC RE-
CORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
Property Address: 1512 SILK-
TREE CT, BRANDON, FL 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 in ac-
cordance with Florida Statutes, Section
45.031.
IMPORTANT
AMERICANS WITH DISABILITY
ACT: If you are a person with a dis-
ability who needs an accommodation
in order to access court facilities or
participate in a court proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. To re-
quest such an accommodation, please
contact the Administrative Office of the
Court as far in advance as possible, but
preferably at least (7) days before your
scheduled court appearance or other
court activity of the date the service is
needed: Complete the Request for Ac-
commodations Form and submit to 800
E. Twiggs Street, Room 604 Tampa, FL
33602. Please review FAQs for answers
to many questions. You may contact
the Administrative Office of the Courts
ADA Coordinator by letter, telephone
or e-mail: Administrative Office of
the Courts, Attention: ADA Coordina-
tor, 800 E. Twiggs Street, Tampa, FL
33602, Phone: 813-272-7040, Hear-
ing Impaired: 1-800-955-8771, Voice
impaired: 1-800-955-8770, e-mail:
ADA@fjud13.org
Dated this 14 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
25-276667 - RaO
October 17, 24, 2025 25-03216H

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA
CASE NO.: 25-CA-001982
LAKEVIEW LOAN SERVICING,
LLC.,
Plaintiff, VS.
JOSHUA ALLEN LINSCHOTEN;
COURTNEY D. LINSCHOTEN;
CYPRESS CREEK OF
HILLSBOROUGH
HOMEOWNERS ASSOCIATION,
INC.; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).
NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on October 3, 2025 in Civil
Case No. 25-CA-001982, of the Circuit
Court of the THIRTEENTH Judicial
Circuit in and for Hillsborough County,
Florida, wherein, LAKEVIEW LOAN
SERVICING, LLC. is the Plaintiff, and
JOSHUA ALLEN LINSCHOTEN;
COURTNEY D. LINSCHOTEN; CY-
PRESS CREEK OF HILLSBOROUGH
HOMEOWNERS ASSOCIATION,
INC.; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY, THROUGH,
UNDER AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-
TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Victor Crist
will sell to the highest bidder for cash
at www.hillsborough.realforeclose.com
on November 3, 2025 at 10:00:00 AM
EST the following described real prop-
erty as set forth in said Final Judgment,
to wit:
LOT 9, BLOCK 6, MAP OR
PLAT ENTITLED “CYPRESS
CREEK PHASE 2” AS RE-
CORDED IN PLAT BOOK 109,
PAGE 282 THROUGH 304, OF
THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY,
FLORIDA.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
clerk reports the surplus as unclaimed.
IMPORTANT
AMERICANS WITH DISABILITIES
ACT: If you are a person with a dis-
ability who needs any accommodation
in order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the ADA Coordina-
tor, Hillsborough County Courthouse,
800 E. Twiggs St., Room 604, Tampa,
Florida 33602, (813) 272-7040, at least
7 days before your scheduled court ap-
pearance, or immediately upon receiv-
ing this notification if the time before
the scheduled appearance is less than
7 days; if you are hearing or voice im-
paired, call 711.
Dated this 10th day of October, 2025.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
401 W. Linton Blvd., Suite 202-B
Delray Beach, FL 33444
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: /s/ John J. Cullaro
Digitally signed by John J. Cullaro
Date: 2025.10.10 15:33:52
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-1535B
October 17, 24, 2025 25-03184H

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY,
FLORIDA
PROBATE DIVISION
File No: 25-CP-002126
IN RE: The Estate of
PEDRO REGAL
CARDENAS-SILVERIO,
Deceased.

The administration of the estate of PE-DRO REGAL CARDENAS-SILVERIO, deceased, File Number: 25-CP-002126, is pending in the Circuit Court for Hillsborough County, Florida, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that chal-

lenge the validity of the will, the quali-fications 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 OF THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-er persons having claims or demands against 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 PUBLICA-TION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SER-VICE 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 the first publication of this Notice is October 17, 2025.

Personal Representative:

Yosbany Cardenas
2212 Deborah Drive
Spring Hill, FL 34609

Attorney for Per. Repre.:

Eduardo R. Latour
LATOUR & ASSOCIATES, P.A.
135 East Lemon Street
Tarpon Springs, Florida 34689
727/937-9577

Fla. Bar No. 279994

edlatourpleadings@gmail.com

October 17, 24, 2025 25-03223H

--- TAX DEEDS / ESTATE ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certi-ficates has filed the certificates for a tax deed to be issued. The certificate num-bers and years of issuance, the descrip-tion 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 re-deemed according to law, the prop-erty 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 ser-vice 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

25-02927H

SECOND 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 pend-ing in the Circuit Court for Hillsbor-ough 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 repre-sentative's attorney are set forth below.

All creditors of the decedent and oth-er persons having claims or demands against decedent's estate, including unmat-ured, 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, in-cluding unmat-ured, contingent or un-liquidated 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

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No.: 25-CP-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 Hill-sborough County, Florida, Probate Div-ision, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal repre-sentative's attorney are set forth below.

All creditors of the decedent and oth-er 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN THREE (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 sur-viving spouse is property to which the Florida Uniform Disposition of Com-munity 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 SEC-TION 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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 2013-CA-007006

DIVISION: A

WELLS FARGO BANK, NA,

Plaintiff, vs.

DEDORAH GAYLE, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 10, 2025, and entered in Case No. 2013-CA-007006 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida in which Wells Fargo Bank, Na, is the Plaintiff and, Bahia Lakes Homeowners Association, Inc., Unknown Spouse Of Dedorah Gayle, Deborah Gayle, Unknown Tenant, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at <http://www.hillsborough.realforeclose.com>, Hillsborough County, Florida at 10:00 AM on the November 10, 2025 the fol-lowing described property as set forth in said Final Judgment of Foreclosure:

LOT 283, OF BAHIA LAKES PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 114, PAGES 79-86, AS AFFECTED BY SURVEYOR'S AFFIDAVIT RECORDED IN BOOK 19909, PAGE 1815, OF THE PUBLIC

RECORDS OF HILLSBOR-

OUGH COUNTY, FLORIDA.

A/K/A 1405 PARKER DEN

DRIVE, RUSKIN, FL 33570

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

In Accordance with the Americans with Disabilities Act, if you are a per-son 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 sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508.

Dated this 02 day of October, 2025.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

eService: servealaw@albertellilaw.com

By: /s/ Silver Jade Bohn

Florida Bar #95948

Silver Jade Bohn, Esq.

IN/16-015551

October 10, 17, 2025 25-03148H

SECOND 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 GIV-EN 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 Com-pany, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, is Plaintiff and Cata-lina 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, SOUTH-ERN COMFORT HOMES, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 35, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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 mort-gage.

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

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

Dated: 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

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...



BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE



FLORIDA PRESS ASSOCIATION



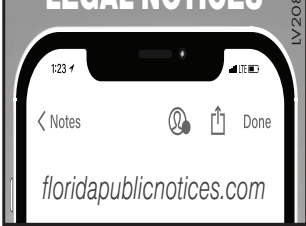
FLORIDA PUBLIC NOTICES
WWW.FLORIDAPUBLICNOTICES.COM



FLORIDA'S NEWSPAPER FOR THE C-SUITE

FloridaPublicNotices.com

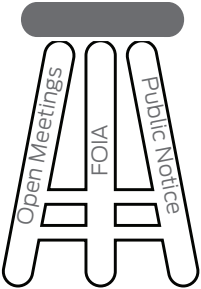
CHECK OUT YOUR LEGAL NOTICES



123 100%
Notes Done
floridapublicnotices.com

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

--- PUBLIC SALES / ESTATE ---	
SECOND INSERTION	SECOND 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.	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Hillsborough County, Florida PROBATE DIVISION File No. 25-CP-003301 Division B IN RE: ESTATE OF Alicia Casseus 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	The administration of the estate of Alicia Casseus, deceased, whose date of death was February 7th, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 1110, Tampa FL 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. 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 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 10th, 2025 Personal Representative: Herard Fevrier 550 Azalea Bloom Dr Apopka, FL 32712 Russell R. Winer Attorney at Law Attorneys for Personal Representative 1017 9th Ave N St Petersburg, FL 33705 Telephone: (727) 821-4000 Florida Bar No. 517070/523201 Email Addresses: rw@inherit-Florida.com October 10, 17, 2025 25-03106H
SECOND INSERTION	SECOND 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. Twiggs 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 Cir-	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.
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 - McClendon, 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, Zelda; 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, Shuquira; 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 - Amroush, 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, Sandra; 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, Kaceilea; 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, Schnnyder; B004 - Premium Art Management Inc. Hayes, Alex; B028 - Sherman, Tamara; B050 - Boone, Yvonne; B076 - Paul, DAndrea; 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, Wilette; J017 - Byrd, Pippi; J026 - williams, mike; J077 - Taylor, Jamal; J100 - Saunders, Shakina; J105 - Byrd, Pippi; J117 - Lima, Adrian; J151 - Lugo, Brandon M; K009 - Ayesch, Ibtisam; K012 - McLaughlin, Jamie; K020 - Villanueva, Carlos; K045 - Serban, Dragos; K054 - Polly, Aidan; K067 - Stewart, Rashonda; K103 - Jackson II, Jerome; L019 - Rolfe, Marquis; L020 - Flint, Faith; L049 - McCloud, Kieanna; L061 - Screen, Gaisha; L065 - PAZ, JUAN; L103 - harris, Steffannie; L106 - Sharpe, Edward; L200 - altidor, Cecilia
SECOND INSERTION	SECOND 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.	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 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	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,



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.

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 25-03074H

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@hwhlaw.com
Secondary E-Mail:
probate.efile@hwhlaw.com
October 10, 17, 2025 25-03107H

--- PUBLIC SALES ---			
SECOND INSERTION			
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on 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.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:30 AM Sale to be held at www.storagetreasures.com. 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.storagetreasures.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, Abraham; 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.storagetreasures.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, Yessenia; 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.storagetreasures.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 - Rangel, 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 alicea, 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.storagetreasures.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 -			
SECOND INSERTION			
Carpenter-Cason, Gail; D065E - Bruce, Dominic; D069 - bush, James; D102 - Rosario, Belitza; D111 - MC KEOWN, Edward; D123 - Cunnmings, Dominique; D129 - Lee, Tyjahi; D131 - Shepherd, Marshanee; E009 - Campbell, Jasmine; E015 - Smith, Lenora; E017 - lee, dandre; E023 - Wooden, Rasheedah; E028 - Davis, Kevy; 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.storagetreasures.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, Francheska; 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.storagetreasures.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.storagetreasures.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, DONNNELL; I008 - Crosby, Davina; 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 - Tatium, 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.storagetreasures.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 - Arthey, Ortheline; 1009 - McBride, Megan; 1025 - Burney, Amanda; 1050 - Hall, Theresa; 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, Donovny; 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 - brogle, Kyla; 1424 - Cobb, Shamika; 1430 - Wright, Jaron; 1432 - Hagemann, Kenneth; 1447 - Vargas, Alvyoldo; 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; 1533 - Bailey, Lori; 1519 - Taylor, Cherie; 1522 - Silva, Ana Zelaya; 1523 - Howard, Teranisha; 1535 - Clemmons, Bernard; 1542 - Johnson, Shameka; RV007 - Desir, Lucxon; 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.storagetreasures.com. 0114 - Oliveira, Juscilan; 0119 - Hoeksema, Justin; 0129 - Hart, Jamaica; 0149 -			
---ACTIONS / SALES ---			
SECOND INSERTION			
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL ACTION CASE NO.: 25-CA-003299 CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF COLT 2022-5 TRUST, Plaintiff, vs. 3 GIRL PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 22, 2025, and entered in Case No. 25-CA-003299 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough county, Florida in which Citibank, N.A., not in its individual capacity but solely as trustee of COLT 2022-5 Trust, is the Plaintiff and 3 Girl Properties LLC, a Florida Limited Liability Company, are defendants, the Hillsborough County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at electronically/online at http://www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 AM on the November 12, 2025 the following described property as set forth in said Final Judgment of Foreclosure: THE NORTH 28.2 FEET OF THE SOUTH 46.9 FEET OF LOTS 4 AND 5, BLOCK 125, PLAN OF AN ADDITION TO YBOR CITY IN THE 4TH WARD OF THE CITY OF TAMPA, ACCORDING TO THE			
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 83, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. A/K/A 2613 NORTH 21ST STREET TAMPA FL 33605 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. In Accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. To file response please contact Hillsborough County Clerk of Court, P.O. Box 989, Tampa, FL 33601, Tel: (813) 276-8100; Fax: (813) 272-5508. Dated this 07 day of October, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: serveelaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq. IN/24-035394 October 10, 17, 2025 25-03147H			
THIRD 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.			
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 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. 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: 9/30/2025. 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			

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

SECOND INSERTION
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: 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
FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at 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
FOURTH INSERTION
NOTICE TO HEIRS IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION FILE NO: 2025 CP 2876 IN RE: ESTATE OF MICHELLE RENEE EMERSON Deceased. A Petition For Administration of The Estate of Michelle Renee Emerson, whose date of death was March 15, 2025, has been filed in the Circuit Court for Hillsborough County, Florida, Probate Division, George E. Edgecomb Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. Case number 2025 CP 2876. The name and address of the proposed personal representative and personal representative's attorney are set forth below. The Heirs are hereby given notice of potential funds due for disbursement to said heirs that will be set forth by an order of the court. Heirs and/or their legal successors or representatives, are given notice to contact the attorney below within 30 days to claim their respective interest in the estate. If no heirs claim an interest in the estate, any funds remaining at the conclusion of the estate will be deposited into the registry of the court, after which time each respective heir will be required to properly petition the court for their respective share of the funds, if any. Failure to take timely action may result in escheatment of the funds to the State of Florida. You are encouraged to seek legal counsel if you do not understand the importance of this notice. The date of first publication of this notice is September 26, 2025. Proposed Personal Representative: John W. MacGloan c/o Long, Ragsdale & Waters, P.C. 1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919 Attorney for Personal Representative: Brenden S. Moriarty, Esq. Attorney for Petitioner Florida Bar Number: 0189863 Long, Ragsdale & Waters, P.C. 1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919 Telephone: (865) 584-4040 E-Mail: bmoriarty@lrwlaw.com Sep. 26; Oct. 3, 10, 17, 2025 25-02951H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 25-CA-001145 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. JILLIAN TORNEY, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 28, 2025 in Civil Case No. 25-CA-001145 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is Plaintiff and Jillian Torney, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 30th day of October, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 8, Block 4, FAIRVIEW TERRACE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 11, Page(s) 55, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-11139FL October 10, 17, 2025 25-03096H
SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23-CA-014723 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SHAWN GILLETTE, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 30, 2025 in Civil Case No. 23-CA-014723 of the Circuit Court of the THIRTEENTH JUDICIAL CIRCUIT in and for Hillsborough County, Tampa, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Shawn Gillette, et al., are Defendants, the Clerk of Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash electronically at www.Hillsborough.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of October, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 99, of SUMMERFIELD CROSSINGS VILLAGE 2, TRACT 1&2 PHASE 2, according to the Plat thereof, as recorded in Plat Book 123, Page 101, of the Public Records of Hillsborough County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06213FL October 10, 17, 2025 25-03097H

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 19-CA-011399 Wells Fargo Bank, N.A., Plaintiff, vs. LUZ A. GONZALEZ, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 19-CA-011399 of the Circuit Court of the THIRTEENTH Judicial Circuit, in and for Hillsborough County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and LUZ A. GONZALEZ; PABLO R. GONZALEZ RIVERA; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUNDING LLC; UNKNOWN TENANT whose name is fictitious to account for parties in possession are the Defendants, that Victor D. Crist, Hillsborough County Clerk of Court will sell to the highest and best bidder for cash at, http://www.hillsborough.realforeclose.com, beginning at 10:00 AM on the 3rd day of November, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 6, BLOCK 24, SUNSHINE VILLAGE PHASES 1A-1/1B-1/1C, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CA-000911 Division F EF MORTGAGE LLC, Plaintiff, v. KASA LUXE GROUP LLC, a Florida Limited Liability Company; PABLO PEREZ SANTANA, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment September 3 /2025 entered in Civil Case No. 25-CA-000911 Division F in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein EF MORTGAGE LLC, Plaintiff and KASA LUXE GROUP LLC, a Florida Limited Liability Company; PABLO PEREZ SANTANA, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants,Victor D. Crist Clerk of Court, will sell the property at www.hillborough.realforeclose.com beginning at 10:00 AM on November 5, 2025 the following described property as set forth in said Final Judgment, to-wit.. LOT 55, WESTMORELAND PINES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 31, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA Property Address: 5813 North 15th St, Tampa, FL 33610 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Tají S. Foreman Tají S. Foreman FBN: 0058606 Service E-mail: arbservices@kelleykronenberg.com File No: 3087,000294 October 10, 17, 2025 25-03103H
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-001535 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff, vs. CLARENCE ALLEN AKA CLARENCE S. ALLEN, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 19-CA-001535 of 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 RCF 2 ACQUISITION TRUST, Plaintiff, and CLARENCE ALLEN AKA CLARENCE S. ALLEN, et. al., are Defendants, 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 12th day of November, 2025, the following described property: ALL OF LOT 5 IN BLOCK C OF AYALA'S GROVE SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 32 ON PAGE 16 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.

SECOND INSERTION
TAX ID: 078932-0132 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 6th day of October, 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. 321106 File # 20-F01485 October 10, 17, 2025 25-03102H
SECOND INSERTION
TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Kelley Kronenberg 10360 W State Rd 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 /s/ Tají S. Foreman Tají S. Foreman FBN: 0058606 Service E-mail: arbservices@kelleykronenberg.com File No: 3087,000294 October 10, 17, 2025 25-03103H
SECOND INSERTION
IMPORTANT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org DATED this 2nd day of October, 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 21844.0335 / JSchwartz October 10, 17, 2025 25-03091H

SECOND 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@theslcfirm.com Secondary: jmoody@theslcfirm.com October 10, 17, 2025 25-03122H
SECOND 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, TILSEN 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-

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003437 Division A IN RE: ESTATE OF ELIZABETH HELEN PUGH Deceased. 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
SECOND INSERTION
ING 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 01 day of October 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 25-00279 October 10, 17, 2025 25-03077H

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

SECOND INSERTION	FOURTH INSERTION	FOURTH INSERTION
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 25-CA-003376 GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DECEASED, SOPHIA CARMENATY BLANCO A/K/A SOPHIA BLANCO, CITY OF TAMPA AND HILLSBOROUGH COUNTY CLERK OF COURT are the Defendants. The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 12, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Foreclosure, to wit: THE WEST 105.8 FEET OF THE EAST 640.8 FEET OF THE NORTH 55 FEET OF THE SOUTH 261 FEET ON THE NORTHWEST 1/4 OF	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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at 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	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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at 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

SECOND INSERTION	SECOND INSERTION	SECOND 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	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. 24-CA-007857 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRUCE B. PURNELL, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRUCE B. PURNELL, DECEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grant-ees, assignees, lienors, creditors, trust-ees, and all parties claiming an interest by, through, under or against the Defen-dants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be-ing foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: CONDOMINIUM UNIT 31, BUILDING F OF FARE OAKS SOUTH ONE, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 30; SAID LAND SITUATE, LYING AND

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NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-007584 CIVIC FINANCIAL REAL ESTATE HOLDINGS III, LLC, Plaintiff, v. RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure for Enforcement of Assignment of Rents and Leases and for Breach of Note dated August 28, 2025, issued in and for Hillsborough County, Florida, in Case No. 24-CA-007584, wherein CIVIC FINANCIAL REAL ESTATE HOLDINGS III, LLC is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION are the Defendants. The Clerk of the Court, VICTOR D. CRIST, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 01, 2025, at electronic sale beginning at 10:00 AM, at www.hillsborough.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit: LOT 33 IN BLOCK 7 OF PARK-LAND ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 156, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THAT PART OF LOT 33 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 33, RUN THENCE NORTH 00 DEGREES 27 MINUTES AND 30 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 33, 110.00 FEET TO THE NORTHERLY	BOUNDARY OF SAID LOT 33; THENCE SOUTH 89 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG SAID BOUNDARY 12.00 FEET, THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS WEST, 94.38 FEET, THENCE SOUTH 54 DEGREES 55 MINUTES 44 SECONDS EAST, 27.40 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 33, THENCE NORTH 89 DEGREES 38 MINUTES 10 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY, 34.55 FEET TO THE POINT OF BEGINNING Property Address: 2909 W Fountain Blvd, Tampa, FL 33609 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IMPORTANT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated: This 7th day of October, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com October 10, 17, 2025 25-03130H	BEING IN HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before November 12, 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 6th day of October, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) BY: Mustafa Divan DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-237477 October 10, 17, 2025 25-03111H

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at 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 25-02926H	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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at 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 25-02930H	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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at 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	SECOND INSERTION	SECOND INSERTION
NOTICE OF PUBLIC SALE U-Stor Tampa East will be held on or thereafter the dates in 2025 and times indicated below, at www.storagetreasures.com, to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CARD ONLY, unless otherwise arranged. U-Stor, (Tampa East) 4810 North 56th St. Tampa, FL 33610 on Wednesday 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	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	

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 29-2019-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@fjud13.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: fmail@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

SECOND 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

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

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

010160

Business Observer

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-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@fjud13.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

SECOND 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 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: Leonard Kritzer Szabo 11457 Dancing River Drive Venice, FL 34292 Attorney for Personal Representative: Jessica K Close, Esq., Attorney Florida Bar Number: 1011273 737 S. Indiana Ave., Suite B Englewood, FL 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com Secondary E-Mail: office@closelegal.com October 10, 17, 2025 25-03150H

SECOND 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-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 25-03141H

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No. 25-CA-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@fjud13.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

SECOND 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 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 25-03142H

ACTIONS / SALES

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

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

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

Dated this 2 day of 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

SECOND 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 to 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

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

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.: 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

SECOND INSERTION
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.

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

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

Dated: October 7, 2025
/s/ Brian L. Rosaler
By: Brian L. Rosaler
Florida Bar No.: 0174882.
Attorney for Plaintiff:
Brian L. Rosaler, Esquire
Popkin & Rosaler, P.A.
1701West Hillsboro Boulevard
Suite 400
Deerfield Beach, FL 33442
Telephone: (954) 360-9030
Facsimile: (954) 420-5187
24-51328
October 10, 17, 2025 25-03136H

SECOND INSERTION
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 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

SECOND INSERTION
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case #: 25-CA-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



Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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
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October 10, 17, 2025 25-03132H

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