PASCO PAGES 33-48

**OCTOBER 17 - OCTOBER 23, 2025** 

\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

# 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

> TIME: LOCATION:

#### November 12, 2025

9:00 a.m.

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"

#### 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 HILLS-BOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; AMEND-ING THE BOUNDARIES OF THE BALM GROVE COMMUNITY DEVELOP-MENT DISTRICT PURSUANT TO CHAPTER 190. FLORIDA STATUTES: DESCRIBING THE AMENDED BOUNDARIES OF THE DISTRICT; PRO-VIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 22-20 SHALL REMAIN EFFECTIVE: PROVIDING A SEVERABILITY CLAUSE: AND PRO-VIDING 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 boccrec@hillsclerk.com or by uploading them with the Public Comment

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:

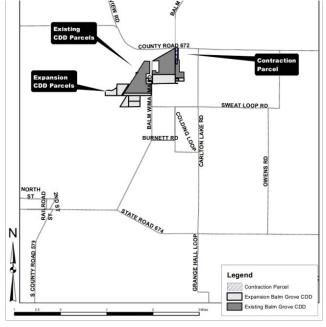
• The County's official YouTube channel:

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

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

#### 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

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 margarett@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

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,  $4030~\mathrm{W}$  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.

#### 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 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, lakestcharles.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), 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

# FIRST INSERTION

# NOTICE OF WORKSHOP TIME CHANGE WESTCHASE COMMUNITY DEVELOPMENT

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 cause 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 HILLSBOR-OUGH county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the

Florida Statutes. October 17, 2025 25-03209H

# 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

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-

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

Florida Statutes

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

business under the fictitious name of

R2O located at 382 NE 191st St.

#297294, in the County of Hillsbor-

ough, in the City of Miami, Florida

33179 intends to register the said name

with the Division of Corporations of the

Florida Department of State, Tallahas-

Dated at Miami, Florida, this 11th

25-03191H

see, Florida.

day of October, 2025.

REP2OWNER LLC

October 17, 2025

ten defenses, if any, to it on EDRICK J. CORTORREAL, whose address is 1245Avonwood 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

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09,

Florida Statutes

NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in

business under the fictitious name of

Holland Lacrosse NA located at 4715 Rue Bordeaux, in the County of Hill-

sborough, in the City of Lutz, Florida

33558 intends to register the said name

with the Division of Corporations of the

Florida Department of State, Tallahas-

ORANJE LACROSSE CLUB INC.

Dated at Lutz, Florida, this 09th day

25-03170H

see, Florida.

of October, 2025.

October 17, 2025

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

Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-

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-

ing dismissal or striking of pleadings. If you are a person with a disability

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

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,

Help Line (813) 272-7040; Hearing

33602. ADA Coordination

Oct. 17, 24, 31; Nov. 7, 2025

25-03154H

Tampa Bay Auto Experts, INC (757)

768-1704 gives Notice of Foreclosure of

Lien and intent to sell these vehicles on

11/18/2025 08:30 AM at 5715 W LINE-

BAUGH AVE , TAMPA, FL 33624

pursuant to subsection 713.78 of the

4T1B11HK0JU563427 2018 TOYOTA

JTEBU5JR9D5122058 2013 TOYOTA

JTEZU5JR0B5019297 2011 TOYOTA

5J6RM4H36GL009905 2016 HONDA

1G11F5SL0FF209020 2015 CHEVRO-

4RUNNER SR5/LIMITED

JTDKN3DUXA5020690 2010

#### FIRST INSERTION FIRST INSERTION NOTICE OF PUBLIC SALE:

#### Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Kush Cloud Smoke Shop located at 2118 W Busch Blvd, in the County of Hillsborough, in the City of Tampa, Florida 33612 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Tampa, Florida, this 14th day of October, 2025. MY LITTLE BUDDY LLC

October 17, 2025 25-03208H

LET MALIBU LTZ JTEBU11F170043645 2007 TOYOTA FJ CRUISER

TOYOTA PRIUS

CAMRY

4RUNNER

CR-V LX

October 17, 2025 25-03188H

October 17, 2025

--- PUBLIC SALES ---

**BUSINESS OBSERVER** 

--- **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,

Dated this 8th day of October, 2025. Colin Sinnott

October 17, 2025

25-03156H

#### 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, 2025 25-03189H

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 in-cludes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager 25-03213H

# FIRST INSERTION

**Fictitious Name Notice** 

Notice is hereby given that the undersigned intend(s) to register the fictitious name of MAGIC CITY PHAR-MACY 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, 2025 25-03166H

# 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

October 17, 2025 25-03219H

SAVE TIME

#### 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, 2025

25-03202H

#### 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 Racetrack 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 25-03207H October 17, 2025

# 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, 2025 25-03153H

## 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.

25-03171H October 17, 2025

#### 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, 2025 25-03206H

# 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. NISS VIN# 3N6C-2020

M0KN7LK695758 October 17, 2025 25-03198H

# FIRST INSERTION

NOTICE OF PUBLIC SALE: ASCENSION AUTO SERVICE gives notice that on 11/20/2025 at 10:00 AM the following vehicles(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, 2025 25-03203H

# 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

25-03192H October 17, 2025

# 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 PURSU-ANT 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 2T3W1RFV1NC206284 2022 TOYT 5J6RW1H52MA000345 2021 HOND 14697.43 TEL: 813-697-1791 MV#:MV112428 LOCATION: 9808 BAY ST, TAMPA, FL 33635/ October 17, 2025 25-03187H

<u>Business</u>

## 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 attornev 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 AF-TER 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 WITH-IN 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 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 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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida

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, 2025

# 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 WITH-IN 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, 2025 25-03160H

## 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 Repre-

sentative'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 WITH-IN 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 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 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, 2025 25-03194H

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY,

25-03155H

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-

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 WITH-IN 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 FOREV-ER 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: 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.. 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, 2025

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003192 IN RE: ESTATE OF SHERRIA LASHAE DENSON, Deceased. The administration of the estate

of SHERRIA LASHAE DENSON, deceased, whose date of death was June 16, 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

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 WITH-IN 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 speci-

fied under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

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@ȟnh-law.com October 17, 24, 2025 25-03195H

E-mail your Legal Notice legal@businessobserverfl.com

Jbserver

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,

The administration of the estate of

Deceased.

Sammy Pierre Alazo, a/k/a Sammy Pe-

ter 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 per-

sonal representative's attorney are set

All creditors of the decedent and

other persons having claims or de-

mands 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 SER-

VICE OF A COPY OF THIS NOTICE

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

Florida Uniform Disposition of Com-munity Property Rights at Death Act

viving spouse is property to which the

The personal representative has no

forth below.

ON THEM.

FIRST INSERTION

## --- 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 WITH-IN 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 FOREV-

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, 2025 25-03214H

# 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 MICHAELJOHN MURRAY, deceased, whose date of death was May 20, 2025, 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 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 demands 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. 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 25-03200H October 17, 24, 2025

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-MULSING 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 WITH-IN 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 SEC-TION 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 25-03199H October 17, 24, 2025

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 MA-RIA 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 de-mands 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 WITH-IN 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 FOREV-ER 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, 2025 25-03173H 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 speci-fied 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

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 Ave., Suite 100, Boca Raton, Flor-

25-03201H

October 17, 24, 2025

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

Deceased. The administration of the estate of SHARON KEATON MCKENNON,

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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF 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 de-

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 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

25-03196H

October 17, 24, 2025

# FIRST INSERTION

NOTICE TO CREDITORS

SHARON KEATON MCKENNON,

Deceased, whose date of death was June 21, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida,

All creditors of the decedent and

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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, 2025 25-03186H

# 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

# 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

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 WITH-IN 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 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 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, 2025

# 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-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, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST 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.  $\bar{\text{YOU}}$  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-

ED IN PLAT BOOK 22, PAGE 81 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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 SECONDS EAST TANCE OF 45.86 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 71; THENCE SOUTH 20 DE-GREES 44 MINUTES 26 SEC-ONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID LOT 71, A DISTANCE OF 10.73 FEET TO THE SOUTH-EAST CORNER OF SAID LOT 71; THENCE NORTH 88 DE-GREES 12 MINUTES 12 SEC-ONDS EAST, A DISTANCE OF 59.82 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 68; THENCE SOUTH 73 DE-GREES 28 MINUTES 20 SEC-ONDS EAST, A DISTANCE OF 21.00 FEET TO THE EAST-ERNMOST CORNER OF SAID LOT 68; THENCE SOUTH 24 DEGREES 03 MINUTES 56 SECONDS WEST, ALONG THE SOUTHEASTERLY BOUND-ARY OF SAID LOT 68, A DISTANCE OF 44.52 FEET; THENCE SOUTH 83 DE-GREES 44 MINUTES 32 SEC-ONDS WEST, A DISTANCE OF 43.29 FEET TO THE SOUTH-EAST CORNER OF SAID LOT 72; THENCE SOUTH 88 DE-GREES 44 MINUTES 51 SEC-ONDS WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 72, A DISTANCE OF 68.40 FEET TO THE POINT OF BE-GINNING.

ida 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 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, 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, 2025

25-03178H

#### FIRST INSERTION

NOTICE TO CREDITORS 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

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 WITH-IN 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 FOREV-ER 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 25-03221H October 17, 24, 2025

#### 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. 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 REVOLV-

ING 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 TOWN-

HOMES AT SABAL POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 53-57, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, 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 22-01271FL

October 17, 24, 2025 25-03158H

# 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 SEC-TION 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,

PROPERTY ADDRESS: 225 S VALRICO RD, VALRICO, FL

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-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 08 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 2.516eservice@decubaslewis.com

25-03167H

20-00419

October 17, 24, 2025

#### FIRST INSERTION

HILLSBOROUGH COUNTY

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 ONSLOW BAY FINANCIAL LLC, Plaintiff, vs. LILLIANNA L. GOMES, et. al.

Defendant(s), TO: LILLIANNA L. GOMES, UN-KNOWN SPOUSE OF LILLIANNA L.

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, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 30 PAGE 82 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 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

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 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

October 17, 24, 2025 25-03179H

## 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.

601 CAROLYN CORP Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Default In Rem Judgment of Foreclosure Final October 3, 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 Hillsbor ough 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-

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

Dated 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: iessica@mlaw.us October 17, 24, 2025 25-03168H

# FIRST INSERTION

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

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 Fore-closure entered September 03, 2025 in Civil Case No. 24-CA-001637 of the Circuit Court of the THIRTEENTH JUDI-CIAL 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, VIC-TOR 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 BEGIN-

AND 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 SOUTH 115.93 FEET FOR OF BEGINNING, WEST 115.49 FEET, POINT THENCE SOUTH 115.92 FEET, EAST 115.49 FEET, NORTH 115.92 FEET TO THE POINT OF BE-GINNING, LESS RIGHTS-OF-WAY FOR ROADS. TOGETHER WITH MOBILE

HOME LOCATED THEREON: 1975 GMAN #10073A AND 10073B.

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

23-08562FL October 17, 24, 2025 25-03159H 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 THERE-OF, AS RECORDED IN PLAT BOOK 124, PAGES 176 THROUGH 189, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

Address: Property 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

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 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, 2025 25-03215H

#### 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 CENDY YARVIRA 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 RE-SERVE 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,

and commonly known as: 11813 TET-RAFIN DR, RIVERVIEW, FL 33579; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bid-

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 25-03183H October 17, 24, 2025

# 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 HILLSBOR-OUGH COUNTY, FLORIDA. Property Address: 3123 W Napo-

leon Ave, Tampa, FL 33611 ANY PERSON CLAIMING AN IN-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 PUB-LISHED 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/ Jordan Wainstein Jordan Wainstein FBN: 1039538 Service E-mail:

ftlrealprop@kelleykronenberg.com

File No: 3087.000407 October 17, 24, 2025 25-03182H

#### FIRST INSERTION

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

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. JORDAN ANTHONY ZACKERY

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 MORT-GAGE LLC, is Plaintiff, and JOR-DAN 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

IEW VILLAGE SECTION "I", ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 84, PAGE(S) 84, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. Also known as 1753 OPEN FIELD LOOP, BRANDON, FL

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

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 vour scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if ance 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 October 17, 24, 2025 25-03211H

#### FIRST INSERTION

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.

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

HOMEOWNERS ASSOCIATION,

DAVID PSCHAK, UNKNOWN

TENANT #1 AND UNKNOWN

15101 HEATHRIDGE DRIVE

YOU ARE HEREBY NOTIFIED that

an action to foreclose a homeowners as-

sessments lien recorded on November

21, 2024, in Official Records Instru-

ment #: 2024485317, in the Public Re-

cords of Hillsborough County, on the

following property located in Hillsborough County, Florida.

ADDRESS: 15101 Heathridge

Lot 1, in Block 3, of CUMBER-

LAND MANORS - PHASE 1, according to the map or plat

thereof, recorded in Plat book 61,

Drive, Tampa, Florida 33625 LEGAL:

TAMPA, FLORIDA 33625

CUMBERLAND MANORS

INC., Plaintiff, v.

TENANT #2,

TO: DAVID PSCHAK

Defendants.

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, 2025 25-03176H

# 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

--- ACTIONS / SALES ---

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, CIN-DY 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, 2025 25-03165H

#### 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, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF BILLY EDWARDS, JR., DE-CEASED, 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 fol-

lowing 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 COUN-TY, 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: gmforeclosure@gmlaw.com Email: Karissa.Chin-Duncan@gmlaw.

By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 24-000734-01 / 41176.0176 / Jean Schwartz October 17, 24, 2025 25-03181H

than the property owner as of the date

of the Lis Pendens must file a claim in

accordance with Florida Statute, Sec-

ACT: If you are a person with a dis-

ability who needs an accommodation in

AMERICANS WITH DISABILITY

CORPORATION TRUSTEE ONLY, UNDER THE HC

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,

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

Any person claiming an interest in

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT

PLAINTIFF, VS. SILVER ROCK TWO INC., AS 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

Florida.

# the surplus from the sale, if any other

tion 45.031.

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO. 25-CC-25480 CHARM-B INC., A FLORIDA

order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL. 33602. Please review FA Q's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordination by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated 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, 2025 25-03174H

COUNTY, FLORIDA CASE NO.: 2024-CA-002299

A/K/A JORDAN A. ZACKERY,

Defendants.

LOT 3, BLOCK 4, LAKEV-

unclaimed.

the time before the scheduled appear-

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

# FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE THIRTEENTH HIDICIAL 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 25-03172H October 17, 24, 2025

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, BREN-TON J. ROSS, Esquire, 5550 W. Executive 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 25-03163H

October 17, 24, 2025

# 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 WILMING-TON SAVINGS FUND SOCIETY. FSB. NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUST-EE 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 proceed-ing 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 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 Deerfield Beach, FL 33442 Telephone: (954) 360-9030 Facsimile: (954) 420-5187 24-51734 October 17, 24, 2025 25-03169H 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,

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

Defendants.

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: 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 No-

vember 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. Noves Attorney for Plaintiff Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 Foreclosure Service@kasslaw.com25-03180H October 17, 24, 2025

FIRST INSERTION

HILLSBOROUGH COUNTY

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 Plaintiff vs

COSTA DIAS INC., et al., **Defendants** TO: PHILLIPI COSTA

1120 CONCH COURT, WESLEY CHA-PEL, FL 33544 189 CHARLES ST APT 1, LOWELL,

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 interest by, through, under, or against the

aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida: A PORTION OF LOT 1, BLOCK

1, HANKINS ACRES, 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 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; has been filed against you, and you are 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.

required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before 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 Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711

WITNESS MY HAND AND SEAL OF SAID COURT on this 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-RTLI, MORTGAGE-BACKED NOTES, SERIES 2024-RTLI, Plaintiff, v. EMPIRÉ PROPERTY

MAINTENANCE, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY; DEANTE LEE; PELICAN POINTE TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT 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.  $\rm a/k/a$ 118 $\rm 2nd$  St NW, Ruskin, FL 33570

has been filed against you and you are required to serve a copy of your written defenses, if any upon Kelley Kro-nenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 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 demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065.

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

WITNESS my hand and the seal of this Court this 8th day of October, 2025. As Clerk of the Court (SEAL) By Mustafa Divan As Deputy Clerk

Kellev 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 foreclosed 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 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 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 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-

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, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the

first date of publication on or before 11/10/2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability

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

THIS NOTICE SHALL BE 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

Plaintiff, v. DDH FUND LP, A DELAWARE LIMITED PARTNERSHIP, et al.,

ASSET TRUST 2024-INV1,

**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 following-described real property as set forth in said Uniform Final Judgment 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 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 notifi-cation if the time before the scheduled 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 pursuant to a Final Judgment of Foreclosure dated September 04, 2025, and entered in 25-CA-002881 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 2007-1, ASSET-BACKED CERTIFICATES, SE-RIES 2007-1 is the Plaintiff and OMAR FONSECA: LINKNOWN 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 described property as set forth in said Final 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 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 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, 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 property as set forth in said Final Judgment,

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.

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 vou. to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 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: Service Mail@aldridgepite.com

1184-1535B October 17, 24, 2025 25-03184H



#### FIRST INSERTION

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

CASE NO. 29-2024-CA-007915 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES, Plaintiff, vs.

CATHERINE M. HARVEY A/K/A CATHARINE HARVEY A/K/A CATHARINE M. HARVEY, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated June 24, 2025, and entered in 29-2024-CA-007915 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein DEUTSCHE BANK NATION-AL TRUST COMPANY, AS INDEN-TURE TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST 2006-1, MORTGAGE BACKED NOTES is the Plaintiff and CATHERINE M. HARVEY A/K/A CATHARINE M. HARVEY A/K/A CATHARINE HARVEY; LEE F. HARVEY; DON-NA LAMAR; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE; UNKNOWN SPOUSE OF LEE F. HARVEY are the Defendant(s). Victor Crist, Clerk of Court 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 BEGINNING AT THE IN-

TERSECTION OF THE EAST BANK OF CANAL AND THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 22 EAST, THENCE RUN WEST 135 FEET, SOUTH 330 FEET, EAST MORE OR LESS TO THE EAST BANK OF CANAL AND NORTHERLY ALONG CANAL TO THE BE- GINNING, LESS ROAD RIGHT OF WAY; ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. Property Address: 809 E ALSO-BROOK ST, PLANT CITY, FL

33563 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 13 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 24-222792 - NaC October 17, 24, 2025 25-03217H

# FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE (2301 S 49th Street, Tampa, FL 33619-5223) IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CA-001731 RENE VALENZUELA, AS TRUSTEE OF TRUST NUMBER

2309 UTD 10-1-2019, as successor in interest and assignee to MEXIGATE,

Plaintiff, v. **MAURICIO DOMINGUEZ;** UNKNOWN TENANT #1 in possession of 2319 S 50th Street; UNKNOWN TENANT #2 in possession of 2319 S 50th Street: UNKNOWN TENANT #1 in possession of 2301 S 49th Street; UNKNOWN TENANT #2 in possession of 2301 S 49th Street; UNKNOWN TENANT #1 in possession of 2922 N 60th Street; UNKNOWN TENANT #2 in possession of 2922 N 60th Street; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendants.

NOTICE is hereby given that, pursuant to the Order Scheduling Foreclosure Sale entered on October 14, 2025 in the above-referenced matter pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, the Clerk of this Court, Victor D. Crist, will sell the following described property situated in Hillsborough County, Florida:

A tract of land lying In the Northeast 1 /4 of the Southeast 1/4 of Section 28, Township 29 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows: Point of Reference, commencing at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 28, continue West along the South line of Northeast 1/4 of the Southeast 1/4, a distance of 351.55 feet to a point on the Westerly right-of-way line of 49th Street, thence North 00 degrees 01 minutes 40 seconds West along said Westerly right-of-way line, a distance of 224.00 feet, thence departing said right-of-way line West a distance of 125.00 feet, to the Point of Beginning of this description; Continuing West 125.4 feet, thence North 00 degrees 01 minutes 40 seconds West 175.00 feet thence East 250.4 feet, thence South 00 degrees 01 minutes 40 seconds East 75.00 feet, thence West 125.00 feet, thence South 00 degree 01 minutes 40 seconds East, 100.00 feet to the point of beginning, of this description. Together with all improvements

now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. For Informational Purposes Only: Address: 2301 S 49th Street, Tam-

pa, FL 33619-5223 at public sale, to the highest and best bidder, for cash, on November 17, 2025, beginning at 10:00 a.m., conducted electronically online at http:// www.hillsborough.realforeclose.com.

ANY PERSON CLAIMING AN IN-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 WITHIN 60 DAYS AFTER THE SALE.

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs an accommodation to participate in a court proceeding, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Stephanie C. Lieb Stephanie C. Lieb, Esquire

Florida Bar No. 0031806 Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A. 101 E. Kennedy Boulevard, Suite 2700 Tampa, FL 33602 slieb@trenam.com Tel: (813) 223-7474 Fax: (813) 229-6553

Attorneys for Plaintiff October 17, 24, 2025 25-03212H

# What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online

#### FIRST INSERTION

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

CASE NO.: 25-CA-005958 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING. Plaintiff, vs. DAVID KLEISS; CHANTIRRA

L. KLEISS; RIVER BEND OF HILLSBOROUGH COUNTY HOMEOWNERS ASSOCIATION, INC.;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.

Defendant(s). TO: DAVID KLEISS (Current Residence Unknown) (Last Known Address(es)) 2242 COLVILLE CHASE DRIVE RUSKIN, FL 33570 8353 W MORNIN MIST CT BOISE, ID 83709 10401 SUMPTER ST NAMPA, ID 83687-5159 9771 PEMBROKE PINES DRIVE SUN CITY CENTER, FL 33573 1610 DOGWOOD FLOWER LANE, SUN CITY CENTER, FL 33573 CHANTIRRA L. KLEISS (Current Residence Unknown) (Last Known Address(es)) 2242 COLVILLE CHASE DRIVE RUSKIN, FL 33570 19577 STOWE WAY CALDWELL, ID 83605 11 BROADWAY UNIT 1600 NEW YORK, NY 10004

9771 PEMBROKE PINES DRIVE

1610 DOGWOOD FLOWER LANE,

SUN CITY CENTER, FL 33573

#201 SUN CITY CENTER, FL 33573 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address) 2242 COLVILLE CHASE DRIVE

RUSKIN, FL 33570 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 22, BLOCK 10, RIVER BEND PHASE 3B, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 108, PAGE 67, OF THE

PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLOR-IDA.

A/K/A 2242 COLVILLE CHASE DRIVE, RUSKIN, FL 33570.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, on or before 11/13/2025, a date which is within 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 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. WITNESS my hand and the seal of this Court this 8 day of October, 2025. VICTOR D. CRIST

As Clerk of the Court and/or Comptroller (SEAL) /s/ Jennifer Taylor Signature Jennifer Taylor Print Name if Deputy Clerk

25-03157H

Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602 Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard,

Deerfield Beach, FL 33442., Attorney for Plaintiff

October 17, 24, 2025

FIRST INSERTION

NOTICE OF ACTION

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

FLORIDA CIVIL DIVISION

CASE NO.: 25-CA-006459 FEDERAL HOME LOAN MORTGAGE CORPORATION. AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES

Plaintiff vs ROBERT B. HORAN A/K/A ROBERT B. HORAN, JR. A/K/A ORR HORAN JR et: Defendants.

TO: ROBERT B. HORAN A/K/A ROBERT B. HORAN, JR. A/K/A ROB B. HORAN, JR. 4207 BRENTWOOD PARK CIR,

TAMPA, FL 33624 MICHELLE SPOTO KLEIN HORAN, AS CO-TRUSTEE OF THE ROBERT AND MICHELLE HORAN REVO-CABLE TRUST SUCH TRUST HAV-ING BEEN ESTABLISHED UNDER THAT CERTAIN REVOCABLE TRUST AGREEMENT DATED THE 31ST DAY OF DECEMBER, IN THE

YEAR 2024 4207 BRENTWOOD PARK CIR, TAMPA, FL 33624

ROBERT B. HORAN JR, A/K/A AS ROBERT B. HORAN A/K/A ROB B. HORAN, JR. AS CO-TRUSTEE OF THE ROBERT AND MICHELLE HORAN REVOCABLE TRUST SUCH TRUST HAVING BEEN ESTAB-LISHED UNDER THAT CERTAIN REVOCABLE TRUST AGREEMENT DATED THE 31ST DAY OF DECEM-BER, IN THE YEAR 2024

4207 BRENTWOOD PARK CIR, TAMPA, FL 33624

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

LOT 5, BLOCK 25, BRENT-WOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE(S) 8, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH 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 11/13/2025, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSI-NESS 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 court facilities or 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 8 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

25-00395 October 17, 24, 2025

#### FIRST INSERTION

#### NOTICE OF AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District has determined that a permit is not required pursuant to Rule 62-330.051(2), F.A.C. (listed in paragraph for activities known as Rey Park Improvements.

The project is located in Hillsborough County, Section(s) 14, Township 29 South, Range 18 East. The permitting inquiry was received from City of Tampa whose address is 3402 W. Columbus Drive Tampa, FL 33607. The Exemption No. is 922602.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 N, Tampa, FL

#### NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a

request for hearing. October 17, 2025

## FIRST INSERTION

45.031.

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

COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO. 2022-CA-002444 GENERAL CIVIL DIVISION: K U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

TIMOTHY PHILIP PITSENBARGER, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 10, 2025, and entered in 2022-CA-002444 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and TIMOTHY PHILIP PIT-SENBARGER A/K/A TIMOTHY PIT-SENBARGER; MILIXAS MORALES A/K/A MILIXAS PITSENBARGER; SUMMERFIELD MASTER COMMU-NITY ASSOCIATION, INC.; MICROF 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 described property as set

forth in said Final Judgment, to wit: LOT 16, BLOCK 5, OF SUM-MERFIELD VILLAGE I, TRACT 21, UNIT 2, PHASE 3A/3B, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 99, PAGE 103 OF THE PUBLIC RE-CORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL ID 077684.6066 NUMBER:

Property Address: 11909 BUT-

LER WOOD CIR, RIVERVIEW, FL 33579

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 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 14 day of October, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com  $ROBER\bar{T}SO\breve{N}, ANSCHUTZ,$ 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 20-082788 - NaP 25-03218H October 17, 24, 2025

# **PUBLISH YOUR** LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated notices

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- · Service includes us e-filing your affidavit to the Clerk's office on your behalf



#### 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 PEDRO REGAL CARDENAS-SILVERIO, deceased, File Number: 25-CP-002126, is pending in the Circuit Court for Hill-sborough 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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

NEIGHBOR

**WE ALL** 

LOVE DOGS.

but when there

are plans to put

on the property

a new kennel

next to your

house...

lenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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.

HILLSBOROUGH COUNTY

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 25-0 25-03223H

# **SUBSEQUENT INSERTIONS**

# TAX DEEDS / ESTATE ---

# 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 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 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

25-02927H

## 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 pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 North Pierce Street, Tampa, Florida 33602. The names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims h 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

# CHECK OUT YOUR **LEGAL NOTICES**

# One

floridapublicnotices.com

# --- 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 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 repre-

sentative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

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 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 following 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 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 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 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 Company, as Trustee for Morgan Stanley Ixis Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2, is Plaintiff and Catalina Germano; Jason Germano a/k/a J. Germano, are Defendants, the Office of the Clerk, Hillsborough County Clerk of the Court will sell via online auction at www.hillsborough.realforeclose.com at 10:00 a.m. on the 1st day of December, 2025, the following described property as set forth in said Final Judgment, to

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-

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-

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

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

Dated: 10/1/25 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464

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

# **PUBLIC** NOTICE



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

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE

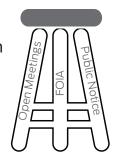
Florida Public Notices.com



# 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







VS



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** 

೭ಿ೭

**Independence** 



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates



Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.

Tax Deed Sales

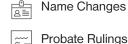


**Government Property** Sales



Permit and License Applications

Mortgage Foreclosures



Probate Rulings



**Divorces and Adoptions** 



Orders to Appear

# 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

# HILLSBOROUGH COUNTY

--- PUBLIC SALES / ESTATE ---

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.

storagetreasures.com, where indicated. For online lien sales, bids will be accepted

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511,

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,

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,

PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534,

01008 - Davis, Alysia;  $010\bar{19}$  - 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,

Shuqura; 03188 - Soto, Caitlyn; 03194 - Bailey, Dejaniqua; 03205 - Mooneyham,

Katherine J; 03218 - Stuckey, Ron; 03275 - Ross, Victoria L.; 03286 - beckwith, gereatha; 03298 - Cruz, Pablo; 05007 - Galvan, Kim; 07017 - GRUSOVNIK, JACK;

07018 - Campbell, Brittany; 08017 - Williams, Tracey; 09016 - Johnson, Ralston;

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,

1049 - West, Randall; 1063 - Johnson, Telecia; 1087 - Thompson, Sherrell Sharp; 1113 - dean, Jevonta; 1131 - Nolton, Topaz; 1137 - Roulhac, Claudia; 1168 - Hawkins, Lass; 1186 - matthews, Shauntae; 2007 - Woodard, Maya; 2008 - Axon, Sharhonda;

2019 - Mosley, Sandria; 2037 - Head, Ashley; 2065 - Hoes, Angie; 2083 - Green, Angela; 2187 - Horton, Missy; 2191 - Lewis, Carter; 3021 - Bailey, Dorothy; 3029

Reyes, Ada; 3078 - Nusratov, Vagif; 3086 - Rivers, Donovan; 3113 - Lindsey,

Anthony; 3123 - Cross, Dave; 3126 - kelly, Nyesha; 3141 - Simpson, Kaceilea; 3156 - Warren, Clarence; 3187 - Davenport, Ciara; 3198 - Gholston, Kennisha; 3201 -

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511,

A060 - Bonilla, Walenda; A189 - louis, Schnyyder; B004 - Premium Art Management Inc. Hayes, Alex; B028 - Sherman, Tamara; B050 - Boone, Yvonne;

B076 - Paul, DAndra; B081 - thompson, Ashley; B088 - Alvarado, Esteban; B091 - beasley, Lovette; B126 - Menzel, Stewart; C021 - Camille, Victoria; C026 - Gordon,

Michael; C037 - Badger, Malcolm; C044 - Velazquez, Joshua; C047 - Gonzalez -

Yague, Milagros; C104 - Denmark, Sue; C124 - brooks, Stephanie; D036 - Hayes, Richard; D043 - Pate, Nitisha T; D062 - Kelley, Katelyn; D085 - Maynard, Curtis;

D101 - Anderson, Rashad; E007 - Sharpe, Edward; E045 - Edwards, Chaz; I015

- Larry, Rashaw; I016 - Dennard, Arthur; I020 - Williams, Christina; I031 - Redmond, Maryah; I053 - Heard, Devean; I057 - Young, Letha; I066 - Malpass,

Deana Ann; I082 - Oden, Keyanna; J002 - Baron, Juan; J010 - Fahlsing, Tabitha;

Journal, Journal, John Talling, Habita, Journal, John Talling, Habita, Journal, Journal, John Talling, Habita, Journal, Journal, Jion Saunders, Shakina; Jio5 - Byrd, Pippi; Jii Lima, Adrian; Jioi - Lugo, Brandon M; Koo9 - Ayesh, Ibtisam; Koi2 - Mclaughlin, Jamie; Koo0 - Villanueva, Carlos; Ko45 - Serban, Dragos; Ko54 - Polly, Aidan; Ko67 - Stewart, Rashonda; Kio3 - Jackson Il, Jerone; Lo19 - Rolfe, Marquis; Lo20 - Flint, Faith;

L049 - McCloud, Kieanna; L061 - Screen, Gaisha; L065 - PAZ, JUAN; L103 - harris,

SECOND INSERTION

Steffannie; L106 - Sharpe, Edward; L200 - altidor, Cecilia

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647,

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596,

until 2 hours after the time of the sale specified.

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com.

Joseph; 2108 - LaRue, Diane; 2111 - Staples, Kaley

Sale to be held at www.storagetreasures.com.

09027 - DuPree, Josh; 13074 - Kanani, Lorenc

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com.

Sale to be held at www.storagetreasures.com.

 $(813)\,358\text{-}1830$ 

Time: 09:30 AM

(813) 643-1949 Time: 10:00 AM

(813) 341-7867

Time: 10:15 AM

 $(813)\,513-9752$ 

Time: 10:30 AM

(813) 755-4277 Time: 11:15 AM

Vernet, Richi

(813) 259-7479

Time: 11:45 AM

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.
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 WITH-IN 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

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Hillsborough COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003301

Division B IN RE: ESTATE OF Alincia Casseus Deceased.

The administration of the estate of Alincia 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 WITH-IN 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 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 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

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,

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 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-

cuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

Deputy Clerk JOHN CHARLES SIVLEY, c/o Bryan Preti,, Esq., Florida Law Advisors, P.A., 1120 E. Kennedy Blyd., Unit 231, Tampa, FL 33602, service@floridalegaladvice.com October 10, 17, 24, 31, 2025

Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770. Dated: 10/7/2025 VICTOR D. CRIST CLERK OF THE CIRCUIT COURT (SEAL) By: JENNIFER TAYLOR

> 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 25-03131H OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

> > 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 DATE OF SERVICE OF A COPY

WILLIAM C. POUND

Deceased.

the address of which is 800 East Twiggs

Street, Tampa, Florida 33602. The

names and addresses of the personal

creditor as specified under s. 732.2211 Florida Statutes.

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, All other creditors of the decedent FLORIDA and other persons having claims or de-File No. 25-CP-000009 mands against decedent's estate must Division B IN RE: ESTATE OF file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS The administration of the estate of Wil-ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH liam C. Pound, deceased, whose date of IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER death was November 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division,

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

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

/s/ Joone Choi Joone Ha Choi 701 N. Sylvan Drive Brandon, Florida 33510 Attorney for Personal Representative: /s/ Robert S. Walton Robert S. Walton

Attorney for Personal Representative Florida Bar Number: 92129 Law Offices of Robert S. Walton. PL 3802 W. Bay to Bay Boulevard, Suite 11 Tampa, Florida 33629 Telephone: (813) 434-1960 Fax: (813) 200-9637  $\hbox{E-Mail: rob@attorneywalton.com}$ Secondary E-Mail:

25-03092H

eservice@attorneywalton.com

October 10, 17, 2025

SECOND INSERTION

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511,

(813) 666-1721 Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0024 - Thomas, Shaniah; 0048 - Colon, Jessica; 0060 - Brown, Shanea; 0072 - Glover, Pramus; 0076 - Stewart, Tara; 0086 - Williams, Alicia; 0134 - Pequeno, Anthony; 0166 - Bregman, Brittany Katherine; 0214 - Grimes, India; 0235 - The Creative Cohort Singleton, Jay; 0245 - Rodriguez Tapia, Felipe; 0258 - Jones, Maurice; 0274 - Inkpen, Michael; 0334 - Johnson, Israel; 0368 - ramirez, Rosenda; 0371 - Christopher, Latesha; 0378 - Gentile, Joe; 0386 - Martinez, Marilyn; 0389 - Hatchett, Karl; 0409 - Waller-Wade, Jacqueline; 0422 - Findlay, Lauren; 0432 - Suncoast Truck Guerra, Miluska; 0438 - Rentz, Herman; 0445 - Murphy, Carlous; 0473 - Shumanis, Alexander; 0507 - Lowe, Tamara; 0518 - Mann, Kimberly; 0524 - Cerf, Christopher; 0542 - Warren, Ian; 0549 - morales, Gerardo; 0569 - Scott, Derrick; 0619 - lina, Haila; 0626 - Haugabrook, Nicholas; 0631 - Dauhajre, Laury; 0635 - Franklin, Cheryl; 0636 - Koon, Sherrie; 0648 - Baker, Myah; 0651 - Gourley, Tammy; 0687 - Warren, Kathy; 0704 - Robb, Teanna; 0711 - Carrillo, Henry; 0730 - Cooper, Jasmine; 0731 Venditti, elena; 0750 - Charles, Rodnel; 0755 - Warner, Ken; 0756 - Saunders, Shauntrea; 0835 - Lewis, Cynthia; 0837 - Jeune, Juvens; 0844 - Nash, Sharon; 0851 - mingo, Johnathan; 0855D - Ponder, Jada; 0855G - Williams, Alicia; 0856C Esquivel, Casey; 0856F - Boccanfuso, Saniyah; 0856G - hohenkirk, Ania; 0857A -Marshall, Erykah; 0857J - jeffery, Davina; 0858A - Warren, Mario; 0861B - Thomas, Stanton Dante; 0861D - Sookoo, Jamie; 0862E - Griffin, Shoshanna; 0863M -Follin, Devon; 0875 - Bailey, Tiffany; 0885 - Cargile, Jeffery; 0889 - Baxter, Kitt; 0915 - Verdejo, Heriberto; 1014 - Jones, Almira; 1015 - Lindquist, Steven PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511,

Time: 12:15 PM

Sale to be held at www.storagetreasures.com. 100 - Graham Jr, Theo; 1002 - coira, Ashton; 1034 - Rivera, Ashley; 1036 - Mccord, Stephanie; 1049 - Dabbs, Tracy; 1062 - Drew, Iisha; 1066 - Jr, Gregory Young; 1075 - Wilkerson, Ramona Ann; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1116 - stallard, mark; 1142 - Bedward, Kimanie; 1196 - Powell, Christopher Dupree; 1207 - Brown, Vaughn; 1215 - Carpenter, Joshua; 1232 - Mann, Victoria; 1233 - hernandez, Aquaris; 1292 - Bartley, Joshua S; 1335 - Miller, Cheryl; 1382 - Salado, Branum; 139 - Milcher, Nicole; 1429 - Simmons, Gianna; 1438 - serrano, Madeline; 1453 - brunache, Jessica; 1505 - Drawdy, John; 1506 - Rigsby, Rick; 1512 - Oliver, Jennifer; 1515 - Kinard, Kendra; 275 - Rivera, Eduardo; 313 - Francis, Shirlana; 340 - Mason, Willie; 411 - Rivera, Cecylia; 430 - Williams, Alexandria; 459 - Johnson, Kanika; 464 - Plato, Susan; 474 - Patterson, Carol; 477 - Curtis, Tyler; 482 - lindsay, Dakota; 516 - Aguiar, Delila; 542 - edmonds, Ntaaquaayaa; 552 - Arce, Ricardo; 563 - Francis, Shirlana; 600 - Lisenby, Glen; 605 - Taylor, Philip; 607 - Taylor, Philip; 622 - Bernard, Amos; 623 - Castillo, Melanie; 650 - Harless, Todd; 691 - DORSEY, YANNICK; 700 - Roman, Cristian; 703 - Newberry, Sharee; 712 - Clements, Joshua; 746 - Salter, Tonisa; 801 - Brooks, Kevin; 818 cooper, Craig; 826 - Atienza, Luzminda; 826 - Emely P Werner; 838 - Hamilton, Glenda; 845 - Whitehurst, Tameisha; 847 - Maldonado, Jc; 856 - Martinez, Jacob; 905 - Rodriguez, Melissa; 908 - Barber, Howard; 910 - Fernandez, Bernabe; 911 -Sullivan, Monique; 925 - Brooks, Kevin; 928 - Business Services X Jacobson, Matt; 960 - Jayme, Christine; 963 - Allen, Elmore; 977 - Woods, Jasmine

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617,

(813) 670-3132 Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

A003 - Davis, Shawntal; A016 - Chandler, Sharon; A017 - Kaopuiki-Perez, Keleka; A018 - heflin, Amber; A024 - Ori Alchemy LLC Moore, Kareca; A030 - green, Shayavaun; A032 - gray-bethel, Shorethalynn; A035 - Jones, Gloria; A037 - Taylor, Sylvia; B002 - Outland, Siara; B007 - Little, Alexis; B012 - duvermon, Vannijah; B036 - bernard, elijah; B038 - rogers, Terry; C003 - boderick, markesia; C009 - Miller, Cassandra; C013 - Hazard, Alicia; C017 - Harris, Jerome; C018 - Brown, Marianna; C020 - Carswell, Sierra; C021 - Nitche, Theresa; C024 - hunter, Willie; C027 - Gomez, Edward; C029 - Overstre, Chambray; C032 - Diaz, Jose; C046 -Holmes, Kimberly; C051 - Jackson, Cheyrron; D006 - george, Mondranisha; D009 - Jaber, Mohammad; D012 - Dawson, Nina; E005 - spellers, Pamela; E006 - Noble, Hester; E008 - Lane, Christopher; E029 - Noa, Raymond; E031 - carter, Doris; E033 - Torres, Raymond; E034 - Davis, Gwendolyn; E044 - wilson, Aaliah; E048 - Porter, David James; E050 - Johnson, demetrius; E053 - turner, Casandra; E056 - Everett, Monique; E058 - Speaight, Jason; E071 - Walker, Lanta; E074 - smith, Chakearia; E075 - Williams, Tranetta; E079 - Reid, Rahmecca; E081 - Ebron, Chanda; E088 - warren, Shannon; E105 - Hamiliton, Thaddeous; E106 - Cordero, Remigio Romero; E116 - thomas, leila; E118 - DeWitt, Wilhelm; E126 - singletary, teresa; E132 - pressley, gregory; E133 - Gay, Dshawna; E151 - house, Teawanna; E158 - Napper, Katiaya Valinda; E162 - Smith , Nicole; E166 - Parker, Jennifer; E178 - bythewood, Shatavia; E181 - Wilson, Javion; E191 - Forf, Tia B; E196 - Carter, Crystal; E199 - Roseboro, Shaniyah; E202 - oden, Jasmine; E204 - Carswell, Sierra; F012 - Hippard, Step; F022 - troupe, james; F030 - Bissainthe, Renan; F031 - Jadalla, Akrem; F039 - Ortega, Carlos; G001 - eady, Taylor; G008 - adisme, Nadia; G012 - Williams, Eric; G016 - Robinson, Lola; G018 - Harris, Venetha; G029 - Williams, Alvin; G032 - Pomales, Chasity; G054 - Louis, Arnold; G059 - Kelly, James key; G061 - jean, Evenx; G071 - Williams, Xaviera; H004 - Mosley, Virgil; H006 - kelley, Jasmine; H010 - Newell, Zoica; H016 - Smith, Clifvonna; H023 -Fox, Kristina; H029 - Hall, John; H041 - Williams, Michael; H051 - Mills, Charles; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H060 - Burnett, Sequita; H064 ELLISON Jr., Samuel; J002 - Nelson, Ken D; J003 - Munguia, Yajaira; J009 -Robinson, Dolamyke; J013 - Masa, Andrew; J014 - Watson, Jasmine; J015 - Alexis Home Care LLC Alexander, Karmeyatta; J017 - Adams, Freddie; J025 - Williams Sr., Thaddeus; J027 - Knight, Hasani; J059 - gunn, Devon; J065 - Jr, Clarence

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

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 24-CP-003388 Division A IN RE: ESTATE OF JOHN NIGRA, Deceased.

The administration of the estate of John Nigra, deceased, whose date of death was April 23, 2025, is pending in the Circuit Court for Hillsborough County. Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 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.

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

government body or corporation wants to take action that can affect individuals and the public at large.

You do. Legal notices are required because a

Who benefits from legal notices?

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 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. 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  $\sharp$  08747, 1302 W Kennedy Blvd, Tampa, FL 33606, (813) 435-9424 Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

1004 - kaiqiang, he; 5064B - Merrell, Henry; 6008 - Hudson, Kyle; 6017 - Valdez-nunez, Maxwell; 6041 - Palmer, Daniel; 6054 - mitchell, kevin; 6061 moore, anita; 6079 - Metzer, 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, Daniel; 1701 - Kraft, Kimberly; 1714 - Johnson, Karen

 $PUBLIC\,STORAGE\,\sharp\,20104,9210\,Lazy\,Lane,Tampa,FL\,33614,$ (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, Yesenia; H057 - Lewis, Jay; H061 - Rosas, Esther; H064 - Jimenez, Melissa; H069 - Crittenden, Antuane; H075 - Jimenez, Abraham; J023 - WILSON, DAMOND; J051 - Mejias, Rob; K005 - Thomas, Eric; K029 - Cruz, Eli

PUBLIC STORAGE # 20135, 8230 N Dale Mabry Hwy, Tampa, FL 33614, (813) 773-6681

Time: 10:15 AM

Sale to be held at www.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; BO41 - Poulin, Jenna: BO44 - Walton, Samantha: BO53 - Kelly, Mary: BO69 - Brown, Mantrell; B074 - Tavares, Raysa; C002 - house, josephine; C017 - Mosley, Andresa; CO44 - Perez, Nathaniel; CO68 - ROLDAN, KATHIE; CO74 - Romero, Alycia; CO75 - Reed, Ryan; CO82 - jean, Caleb; CO90 - Freeman, Lawren; CO95 - Allen, Keith B; C097 - knighton, Stacey; C118 - Simmonds, Franklyn; C120 - Wash, Deante; D004 - Smith, Chisa; D006 - Grubbs, Jason; D009 - Chapman, Donna; D022 -

Carpenter-Cason, Gail; D065E - Bruce, Dominic; D069 - bush, James; D102 - Rosario, Belitza; D111 - MC KEOWN, Edward; D123 - Cunnmings, Dominiqe; D129 - Lee, Tyjaih; 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

PUBLIC STORAGE # 20180, 8421 W Hillsborough Ave, Tampa, FL 33615, (813) 720-7985

· Veras, Madeline; E066 - Jules, Vasthie; E076 - Lucas, Rashidi

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,

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, DONNELL; I008 Crosby, Davina; I009 - robinson, Felicia; I018 - Hall, Courtney; I021 - Bradley, Tonisha; IO25 - collard, Harley; IO26 - Prescott, Tai; IO54 - Bermudez, Victoria; IO75 - Dudley, Timothy; IO86 - Canales, Ronal Lopez; JO06 - Williams, Amara; J011 - Tatum, Carlos; J026 - larry, Jaalah; J046 - Butler, Britney; J050 - Rodarmel, Celeste; J067 - Green, Anita; J075 - robinson, Felicia; J077 - Timofieiv, Maksym; K011 - Desulme, Antoine; K018 - Bellamy, Tyren; P002 - Bravo, Claudia; P030 -

PUBLIC STORAGE # 25723, 10402 30th Street, Tampa, FL 33612.

(813) 379-9182

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 - Athey, Ortheline; 1009 - McBride, Megan; 1025 - Burney, Amanda; 1050 - Hall, Terica; 1066 - JAY'S LAWN SERVICES LLC MANNING, JARRETT; 1069 - Gainous, Danielle; 1070 -Yates, Clifford; 1078 - Scales, Kerston; 1098 - Ashford, Shalina; 1106 - Stone, Jerald; 1127 - Taylor, Tiffany; 1144 - Brock, Jeremy; 1146 - Cruz, Sashiah; 1160 - Delmas, Jean: 1168 - Lubin, Wilsame: 1185 - Rosado, Jesus: 1205 - Martinez, Kelvin: 1226 -Hilton, Anissa; 1227 - Haynes, Shearon; 1261 - Smith, Nola; 1287 - Mejia, Jasmine; 1294 - Warren, Donovyn; 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, Alvolydo; 1450 - Bazan, Kaytlin; 1470 - Janzen, Amanda; 1476 - wilson, Leon; 1477 - norton, tumeka; 1482 - reeves, Kyra; 1487 - Ballard, Mary; 1491 jackson, Eyria; 1494 - Comer, Jessica; 1497 - Green, Willard; 1499 - Walts, Kasey; 1500 - Kegler, Cheryl; 1503 - Britt, Agretta; 1509 - Steed, Shakema; 1513 - Bailey, Lori; 1519 - Taylor, Cherie; 1522 - Silva, Ana Zelaya; 1523 - Howard, Teranisha; 1535 - Clemmons, Bernard; 1542 - Johnson, Shameka; RV007 - Desir, 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, Jamesa; 0149 -

Carr, Mark; 0156 - Hamilton, Amanda; 0176 - Hopton, Dimetrius; 0245 - Moskos, Nick; 0246 - Ellison, Matthew; 0301 - Cortez, Jennifer; 0321 - weston, Courtney; 0332 - Walkowski, Nichole; 0335 - Juan, Kenneth; 0343 - Roman, Angel; 0404 Hilsaca, Marcela; 0408 - Rosa, Leandro De La; 0410 - green, Samantha; 0419 - Dillard, Sean; 0422 - Simoneov, Kalin; 0429 - Spurlock, Josh; 0441 - Sanchez, Vivian Casanova; 0504 - Walton, Brandon; 0507 - Matzke, James; 0525 - Thornton, Michelle; 0527 - Boudier, Silvia; 0555 - Martin, Dariel; 0602 - Lindsey, Theodore; 0619 - Miller, Dan: 0648 - Hernandez, Kathia; 0652 - Paz, Romina; 0679 - Mobley Lace; 0703B - Menck, Emma; 0704C - rivas, Elias; 0705B - rivera, Tomas; 1011 -Williams, Joesph; 1029 - Nelson, Tarren; 1030 - Edwards, Nigel; 1052 - Herrera, Norberto; 1059 - Arena, Danielle; 1107 - Kyzer, Amanda L; 1109 - JSM Contracting LLC Moore, John

PUBLIC STORAGE  $\sharp$  25859, 3413 W Hillsborough Ave, Tampa, FL 33614, (813) 379-9139

Time: 12:00 PM  ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$ 

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

Pittman, Dwayne; C0769 - Elisa, Diosvany PUBLIC STORAGE # 26596, 8354 W Hillsborough Ave, Tampa, FL 33615,  $(813)\,393\text{-}1832$ 

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

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

Roberto; 5422 - villanueva, andrew; 5511 - Napier, Jascenta PUBLIC STORAGE # 27408, 4625 W Gandy Blvd, Tampa, FL 33611,  $(813)\,666\text{-}2471$ 

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

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

PUBLIC STORAGE # 29149, 7803 W Waters Ave, Tampa, FL 33615,

(813) 670-3098

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

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

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

October 10, 17, 2025 25-03075H

# 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 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  $09:30~\mathrm{AM}$  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  $\sharp$  08750, 16217 N Dale Mabry Hwy, Tampa, FL 33618, (813) 280-4814

Time: 09:30 AM

Sale to be held at www.storagetreasures.com. 1054 - Steve, Erica; 1058 - Rashad, Aneesah; 1131 - Raaheim, Felix; 2011 - Torres, Christopher; 2028 - Jackson, Victoria; 2072 - Fecht, Daniel; 2087 - weston, Courtney; 2092 - Garcia, Marisol Vasquez; 2124 - RANDALL, JEFFERÝ; 2147 - DE ARMOND, KATHERINE; 2151 - Clanton, Randolph; 2156 - Dale, Timothy; 2174 Thurman, Michael; 2181 - The Luxe Box Ward, Amina; 2189 - Rossi, Michael; 3002 - Figueroa, Rosa; 3047 - COLWELL, SPENCER; 3079 - Cano, kevin Sanchez; 3162 - Nettles, Eva; 3196 - Cruzado, John; 3220 - Knox, Deanna; 4018 - KURBAJ

PUBLIC STORAGE # 25523, 16415 N Dale Mabry Hwy, Tampa, FL 33618, (813) 773-6473 Time: 11:00 AM

Sale to be held at www.storagetreasures.com.

1006 - Rojas, Roberto; 1038 - saez, Mara; 1077 - Reynaert, Eva; 1138 - Gonzalez, Kiroska; 1153 - harvey, Gillie; 2018 - OConner, Donald; 2032 - McQuay, Marla; 3037 - Aponte, Christian C; A021 - McCarrick, Tyhler; A068 - Harvey, Jamal; A075 - kay, Melissa; A078 - Brooks, Jason; A104 - Johnson, Angelett; B203 - Olivares, Andrea; B219 - Finen, Donald; B235 - Leon-Garcia, Paola; C301 - Lopez, Anthony; C315 - white, Shanequa; C327 - Williams, Glenda; C337 - Black, Pierre; C343 - Prince, Joyce; C349 - Lopez, Ernesto; D410 - Twons, Rickayla; D436 - Brewster, Ashleigh; D439 - Steele, Lanica; D461 - Lopez, Jessica; D467 - Araujo, David; E517 - Ducos, Ruth Alvarez; E528 - Werner, Katherine; E556 - Houston, Karen; F656 -Vallejo, Mario; F659 - Ortiz- Castro, Ana Luisa; F661 - Willmann, Jessica; H804

PUBLIC STORAGE # 25525, 8324 Gunn Hwy, Tampa, FL 33626,

(813) 291-2016

Sale to be held at www.storagetreasures.com.

0112 - Yaddof, Corey; 1029 - Strain, Randal; 1078 - Francesk, Marku; 1209 -Harrison, Roderick; 1348 - Ramirez, Maria; 257 - Edwards, Jenneh; 343 - Gibson marine group lle gibson, william; 728 - Marku, Francis; 736 - Balco, Craig; 739 - Dobbins-Agosto, Elizabeth; 931 - Harbart, Tamara

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

October 10, 17, 2025 25-03073H 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 dat-

ed 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 COUN-TY, 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)

Dated this 07 day of October, 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623Tel: (813) 221-4743 Fax: (813) 221-9171

eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglewicz Florida Bar #762121 Nathan Gryglewicz, Esq IN/24-035394

October 10, 17, 2025

---ACTIONS / SALES ---

property is located} NONE

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

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

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 Copies of all court documents in this

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, re quires 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

JBSCRIBE TO THE BUSINESS OBSERVER Call: (941) 362-4848 or go to: www.businessobserverfl.com

25-03147H

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

HILLSBOROUGH COUNTY

#### 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.comOctober 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.real tax deed.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 JU-DICIAL 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  $\,$ hidder 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 JUDI-CIAL 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, VIC-TOR 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 Hillsbor-

ough 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. GON-ZALEZ; PABLO R. GONZALEZ RI-VERA; VISTA PALMS CLUBHOUSE, LLC; VISTA PALMS COMMUNITY ASSOCIATION, INC.; LVNV FUND-ING 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 RE-CORDED IN PLAT BOOK 123, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

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.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 20-F01485 October 10, 17, 2025 25-03102H

# SECOND INSERTION

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; UN-KNOWN 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 Judg-

ment, 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 HILLSBOR-OUGH COUNTY, FLORIDA Property Address: 5813 North 15th St, Tampa, FL 33610 ANY PERSON CLAIMING AN IN- 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 PUB-LISHED 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/ Taji S. Foreman Taji S. Foreman FBN: 0058606 Service E-mail: arbservices@kelleykronenberg.com File No: 3087.000294 25-03103H October 10, 17, 2025

# SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 13TH JUDICAL CIRCUIT, IN AND

FLORIDA. CASE No. 19-CA-001535 BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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 SUBDIVI-SION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 32 ON PAGE 16 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

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

# 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, 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 25-03091H October 10, 17, 2025

# 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

## ary 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

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, de-

ceased, whose date of death was Janu-

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

THIS NOTICE OR 30 DAYS AFTER

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

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

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, AC-CORDING 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 CLAIM-

ING A RIGHT TO FUNDS REMAIN-

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 ---

NOTICE OF FORECLOSURE SALE. PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH HIDICIAL 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

**UNKNOWN HEIRS, SPOUSES,** BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT JAMES NASELLI, JR., DECEASED,

Defendants.

BBPLC1.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated October 7, 2025, issued in and for Hillsborough County, Florida, in Case No. 25-CA-003376, wherein GITSIT SOLUTIONS, LLC, NOT

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, Pro-

bate 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 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 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

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 Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

discover whether any property

OF THIS NOTICE ON THEM.

IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1 is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES. GRANTEES, 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 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

unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

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 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Jimmy Alexander Cuadra Jr.,

3205 E Lambright Street

Tampa, Florida 33610

Attorney for Personal Representative:

for Rodolfo Suarez Jr. Esq., Attorney

E-Mail: rudy@suarezlawyers.com

9100 South Dadeland Blvd, Suite 1620

25-03128H

Florida Bar Number: 013201

DATE OF DEATH IS BARRED.

notice is October 10, 2025.

/s/ Pilar V. Vazquez

Miami, Florida 33156

Secondary E-Mail:

Pilar V. Vazquez, Esq.

October 10, 17, 2025

FBN 115839

Telephone: 305-448-4244

eservice@suarezlawvers.com

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

must be filed with the clerk.

NOTICE.

BARRED.

SECOND INSERTION

THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 18, EAST, HILLSBOROUGH COUNTY. FLORIDA PLAT BOOK 4, PAGE 24.

PREMISES MORE COMMON-

SECOND INSERTION

LY KNOWN AS 2507 N. GLEN AVE, TAMPA, FLORIDA 33607 BEING THE SAME PROPER-TY CONVEYED TO VINCENT J NASELLI, JR. AND ANA VILLEGAS, BOTH SINGLE AS JOINT TENANTS WITH RIGHTS OF SURVIVOR-SHIP, BY WARRANTY DEED DATED APRIL 22, 1996 AND RECORDED ON MAY 15, 1996 IN OFFICIAL RECORDS BOOK 8149 AT PAGE 432 OF HILLSBOROUGH COUNTY, FLORIDA

Property Address: 2507 GLEN AVE, TAMPA, FL 33607 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 im-

Dated: This 8th 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 25-03146H

BEING IN HILLSBOROUGH

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 Ave., Suite 100, Boca Raton, Florida 33487 on or before November 12,

2025 /(30 days from Date of First Pub-

lication of this Notice) and file the origi-

nal 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

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 accommodation, 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

LISHED ONCE A WEEK FOR TWO

WITNESS my hand and the seal of this Court at Hillsborough County, Florida, this 6th day of October, 2025. VICTOR D. CRIST

ROBERTSON, ANSCHUTZ, AND

ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

October 10, 17, 2025

CLERK OF THE CIRCUIT COURT

(SEAL) BY: Mustafa Divan

DEPUTY CLERK

25-03111H

THIS NOTICE SHALL BE PUB-

Impaired Line 1-800-955-8770.

(2) CONSECUTIVE WEEKS.

petition filed herein.

COUNTY, FLORIDA.

paired, call 711.

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

IN AND FOR HILLSBOROUGH COUNTY FLORIDA DIVISION

Plaintiff, vs. THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRUCE B. PURNELL, DECEASED, et. al.

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-

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, 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 be-

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

CONDOMINIUM UNIT 31, BUILDING F OF FARE OAKS SOUTH ONE, A CONDOMIN-IUM, 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

SCHNEID, PL

24-237477

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

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

KEDIN ADRIEL REYES All of said property being in the County

deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at

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

Dated 9/19/2025

NOTICE OF APPLICATION FOR TAX DEED

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

FOURTH INSERTION

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

REYNALDO VALENCIA MONICA M VALENCIA All of said property being in the County of Hillsborough, State of Florida.

Name(s) in which assessed:

Unless such certificate shall be re deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/6/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 9/19/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida BY Carolina Muniz, Deputy Clerk Sep. 26; Oct. 3, 10, 17, 2025

THIRD INSERTION

NOTICE OF ACTION FOR

SERVICE BY PUBLICATION

IN THE CIRCUIT COURT OF THE

17th JUDICIAL CIRCUIT IN AND

FOR BROWARD COUNTY, FLORIDA

CASE NO.: FMCE-25-010879

YOU ARE HEREBY NOTIFIED that

an action for Stepparent Adoption has

been filed against you and that you are

required to serve a copy of your writ-

ten defenses, if any, to it on Petitioner,

Giancarlo Roman's, attorney, Amelia-

Lyn Warchal, Esq., Klein Law Group,

P.A., whose address is 4800 N. Federal

Highway, Suite 307-B, Boca Raton, FL

33431, on or before November 13, 2025,

and file the original with the clerk of

the Court at Broward County Clerk of

Court, 201 S.E. 6th Street, Fort Lauder-

dale, FL 33301 before service on Peti-

tioner or immediately thereafter. If you

fail to do so, a default may be entered

against you for the relief demanded in

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 re-

You must keep the Clerk of Court's

office notified of your current address.

(You may file Designation of Current

Mailing and E-Mail Address, Florida

Supreme Court Approved Family Law Form 12.915. Future papers in this law-

suit will be mailed or emailed to the

addresses on record at the clerk's office.

ly Law Rules of Procedure, requires cer-

tain automatic disclosure of documents

and information. Failure to comply can

result in sanctions, including dismissa

4800 N. Federal Highway, Suite 307-B,

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

North 56th St. Tampa, FL 33610 on

Wednesday October 22, 2025 @ 10:00

Shantel Woods

Valerie Mitchell

Sherry Jackson

Sawyanna Robinson

(Tampa East) 4810

25-03110H

arranged.

AM.

B-8

J-13

October 10, 17, 2025

U-Stor,

Clerk of the Circuit Court

By: Deputy Clerk /s/ Brenda D Forman

ANGEL HARRIS

25-03019H

BRENDA D FORMAN

or striking of pleadings.

Dated: SEP 24 2025

Amelia-Lyn Warchal, Esq.,

October 3, 10, 17, 24, 2025

Klein Law Group, P.A.,

Boca Raton, FL 33431

Warning: Rule 12.285, Florida Fami-

CHRISTIAN MICHAEL MEDINA

IN RE: THE ADOPTION OF:

10855 Sakonnet River Drive, 101

Adoptee,

the petition.

quest.

To: Michael Medina

Tampa Florida, 33615

25-02931H

## SECOND INSERTION

THIRTEENTH JUDICIAL CIRCUIT

GENERAL JURISDICTION

CASE NO. 24-CA-007857 JPMORGAN CHASE BANK. NATIONAL ASSOCIATION, BENEFICIARIES, DEVISEES,

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-TEREST IN THE ESTATE OF BRUCE

ing foreclosed herein.

following property:

LAND SITUATE, LYING AND

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

The holder of the following tax certifi-

cates 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

File No.: 2025-772 Certificate No.: 2023 / 14669

Description of Property:
COLLEGE HEIGHTS LOT 4

BLOCK 2 PLAT BK / PG: 7 / 21

All of said property being in the County

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

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

Victor D. Crist

25-02926H

Clerk of the Circuit Court

Hillsborough County Florida

BY Carolina Muniz, Deputy Clerk

voice impaired, call 711.

Sep. 26; Oct. 3, 10, 17, 2025

Dated 9/19/2025

www.hillsborough.realtaxdeed.com.

of Hillsborough, State of Florida,

SEC - TWP - RGE: 08 - 29 - 19

which it was assessed are:

Folio No.: 1736710000

Year of Issuance: 2023

Name(s) in which assessed:

SARAH MATTOX

which it was assessed are:

www.hillsborough.realtaxdeed.com.

voice impaired, call 711.

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

# FOURTH INSERTION NOTICE OF APPLICATION

# FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a  $\tan$ 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 AVENUE 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

## FOURTH INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

CASE NO.: 25-CA-006008 DIVISION D PUTNAM LEASING COMPANY I,

Plaintiff, vs. MAXIMO CHANLATTE,

Defendant. To:Maximo Chanlatte

10149 Celtic Ash Drive Ruskin, FL 33573 YOU ARE NOTIFIED that an action

for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 10/24/2025 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven (7) days prior to the proceeding at the address given on notice. Telephone 1(800) 955-8771; (TDD) 1(800) 955-8770 (V), via Florida Relay Services.

WITNESS my hand the seal of this Court on this 18 day of SEPTEMBER, 2025.

VICTOR CRIST Clerk of the Court (SEAL) BY: JENNIFER TAYLOR Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

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

25-02896H

# SECOND INSERTION

# Notice of Public Sale U-Stor Linebaugh aka United Mini Self

Storage will be held on or thereafter the date in 2025 and time indicated below, at the location listed below to satisfy the self storage lien. Units contain general household goods. All sales are final. Management reserves the right to withdraw any unit from the sale or refuse any offer of bid. Payment by CASH ONLY, unless otherwise arranged

U-Stor Linebaugh, aka United Mini Storage, 5002 W. Linebaugh Ave., Tampa, FL 33624 on Tuesday. October 28, 2025 after 10:00 AM 166 Valerie Winston

October 10, 17, 2025 25-03118H

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE THIRTEENTH HIDICIAL 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,

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 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 SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 156, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA. LESS AND EXCEPT THAT PART OF LOT 33 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST COR-NER OF SAID LOT 33, RUN THENCE NORTH 00 DE-GREES 27 MINUTES AND 30 SECONDS EAST ALONG THE WESTERLY BOUND-ARY OF SAID LOT 33, 110.00 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 33: THENCE SOUTH 89 DEGREES EAST, ALONG SAID BOUND-ARY 12.00 FEET, THENCE SOUTH 00 DEGREES 27 MIN-UTES 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 DE-GREES 38 MINUTES 10 SEC-SOUTHERLY 34.55 FEET TO THE POINT OF BEGINNING

Property Address: 2909 W Fountain Blvd, Tampa, FL 33609 CLERK REPORTS THE SURPLUS AS

UNCLAIMED. IMPORTANT

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

32 MINUTES 30 SECONDS ONDS WEST ALONG SAID

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

contact the Court's ADA Coordinapaired, call 711.

E-Mail: Matthew@HowardLaw.com

SECOND INSERTION BOUNDARY

ANY PERSON CLAIMING AN

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 tor, 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 im-

October 10, 17, 2025 25-03130H

#### FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

PRIMARY EMAIL: flmail@raslg.com

Name(s) in which assessed:

of Hillsborough, State of Florida. Unless such certificate shall be re-

If you are a person with a disability

HILLSBOROUGH COUNTY

#### 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 NATION-STAR MORTGAGE LLC D/B/A MR. COOPER is the Plaintiff and TYRONE MAURICE WALKER; SOPHIA KA-MESA 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 CY-PRESS MILL PHASE 1A, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 15621 DEM-ORY 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 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 6 day of October, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-375471 - NaC 25-03138H

October 10, 17, 2025

#### 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.

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

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County,

TAMPA, FL 33615

LOT 37, BLOCK 1, BAY PORT COLONY PHASE III UNIT 11-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 57, PAGE 28 OF THE PUBLIC RE CORDS OF HILLSBOROUGH COUNTY, FLORIDA.

commonly known as 10905 SUN-CREST COURT, TAMPA, FL 33615 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900. on or before October 28, 2025, (or 30

days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITY

ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org. Dated: September 22, 2025.

CLERK OF THE COURT Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Mustafa Divan Deputy Clerk

David R. Byars Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 246300/2426074/and October 10, 17, 2025

#### 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 WIL-LIAM R PATTERSON, DECEASED CURRENT ADDRESS UNKNOWN UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE AD-DRESS OF:  $3210~\mathrm{W}$  LEILA AVE

TAMPA, FL 33611

You are notified that an action to foreclose a mortgage on the following property in Hillsborough County,

LOT 14, BLOCK D, MACDILL PARK UNIT II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE(S) 77, OF THE PUB-LIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

commonly known as 3210 W LEILA AVE, TAMPA, FL 33611 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before

11/10/2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: October 01, 2025. CLERK OF THE COURT

Honorable Victor D. Crist 800 Twiggs Street, Room 530 Tampa, Florida 33602 (COURT SEAL) By: Jennifer Taylor Deputy Clerk

Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 F078950/2530408/and October 10, 17, 2025

25-03117H

#### 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 SER-VICE 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 WITH-IN 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,

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

25-03108H October 10, 17, 2025

**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

# FOURTH INSERTION

Public Notice Effective Oct. 17, 2025, Karine DeSouza, MD, will no longer be providing care at WellMed.

Patients of Dr. DeSouza may continue care at WellMed at Bayside.

Patients can obtain copies of their medical records at: WellMed at Bayside 2701 W. Saint Isabel St. Tampa, FL 33607 Phone: 1-813-876-9961 Fax: 1-817-514-7879

Sep. 26; Oct. 3, 10, 17, 2025

# 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

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH

COUNTY, FLORIDA File No. 25-CP-002424 Division PROBATE IN RE: ESTATE OF ANN SHIRLEY ISENBERGH

Deceased. The administration of the estate of ANN SHIRLEY ISENBERGH, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 SER-VICE 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 apply, unless a written den 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 WITH-IN 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 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.

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 25-03150H October 10, 17, 2025

# SECOND INSERTION

25-03116H

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 AF-TER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

this Notice is October 10, 2025. Personal Representative

Ora Lee Chester 11502 Bessie Dix Road Seffner, FL 33584 Attorney for Personal Representative By: /s/ Henry G. Gyden Henry G. Gyden, Esq. Florida Bar No.: 0158127 GYDEN LAW GROUP, P.A. 1600 East 8th Ave., Suite A200 Tampa, Florida 33605 Telephone: (813) 493-4181 Facsimile: (813) 337-0244 FAX Primary: hgyden@gydenlaw.com Attorney for Petitioner

25-03141H

October 10, 17, 2025

# 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 Edge comb 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 AF-TER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

Brittany Saffold 6410 N. 45th Street Tampa, FL 33610 Attorney for Personal Representative By: /s/ Henry G. Gyden Henry G. Gyden, Esq. Florida Bar No.: 0158127 GYDEN LAW GROUP, P.A. 1600 East 8th Ave., Suite A200 Tampa, Florida 33605 Telephone: (813) 493-4181 Facsimile: (813) 337-0244 FAX Primary: hgyden@gydenlaw.com Attorney for Petitioner October 10, 17, 2025 25-03142H

# 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-002825 IN RE: ESTATE OF

Decedent, The administration of the estate of ROBERT MOORE, SR., deceased, whose date of death was June 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

ROBERT MOORE, SR,

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 AF-TER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

Personal Representative Renee Williams 2415 Ramona Circle

Tampa, FL 33612 Attorney for Personal Representative By: /s/ Henry G. Gyden Henry G. Gyden, Esq. Florida Bar No.: 0158127 GYDEN LAW GROUP, P.A. 1600 East 8th Ave., Suite A200 Tampa, Florida 33605 Telephone: (813) 493-4181 Facsimile: (813) 337-0244 FAX Primary: hgyden@gydenlaw.com Attorney for Petitioner October 10, 17, 2025 25-03143H

#### 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, NA-TIONAL ASSOCIATION AS TRUST-EE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES  $2006\mbox{-}2$  is the Plaintiff and KHURSHID NAGAMIA: UNKNOWN SPOUSE OF KHURSHID N NAGAMIA N/K/A NA-SIR 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 HILLSBOR-OUGH COUNTY, FLORIDA,

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 HILLSBOR-OUGH COUNTY, FLORIDA Property Address: 602 SPECK COURT, TAMPA, FL 33613

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,

ICEMAN'S TRANSPORTATION

LLC and JONATHAN MICHAEL

TO: ICEMAN'S TRANSPORTATION

LLC, 1514 White Hawk Trail, Lutz FL

JONATHAN MICHAEL CRETELLA.

22616 Willow Lakes Drive, Lutz, FL

YOU ARE NOTIFIED that an ac-

tion for Breach of Equipment Finance

Agreements (Iceman's Transportation,

LLC) and Breach of Guaranty (Jona-

than 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

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

Inc. a Nebraska corporation,

Plaintiff, vs.

CRETELLA,

Defendants.

33549:

1, 2023.

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

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,

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

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 notifica-

tion of a scheduled court proceeding if

the time before the scheduled appear-

ance is less than 7 days. Complete the

Request for Accommodations Form and

submit to 800 E. Twiggs Street, Room

604, Tampa, FL 33602. ADA Coordina-

tion Help Line (813) 272-7040; Hear-

ing Impaired Line 1-800-955-8771;

This notice shall be published once a

week for two consecutive weeks in the

WITNESS my hand and the seal of Court in Hillsborough County, Florida

CLERK OF THE CIRCUIT COURT

(SEAL) By: JENNIFER TAYLOR

Hillsborough County Courthouse

VICTOR CRIST

DEPUTY CLERK

800 E. Twiggs St.

Tampa, FL 33602

on this 26 day of September, 2025.

Business Observer.

Attorney for Plaintiff:

1036 Grove Park Cir.

Anthony J. Aragona, III

Anthony J. Aragona III, P.A.

Boynton Beach, FL 33436

Telephone: (561) 649-1790

Email: anthony.aragona@att.net

Oct. 10, 17, 24, 31, 2025 25-03076H

Voice Impaired Line 1-800-955-8770.

SECOND INSERTION

the Complaint.

## 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,

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 RE-CORDED 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 BUSI-NESS 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

De Cubas & Lewis, P.A., Attorney for Plaintiff. PO BOX 5026, FORT LAUDERDALE, FL 33310

Hillsborough County Courthouse 800 E. Twiggs St. Tampa, FL 33602

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 THERE-OF, RECORDED IN PLAT BOOK 109, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA PROPERTY ADDRESS: 403 THICKET CREST RD, SEFFNER,

 $\mathrm{FL}\,33584$ IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS S 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. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 17-00625

25-02126H ober 10

## 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 pursu-

ant 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  $\mathrm{D/B/A}$  SHELL-POINT MORTGAGE SERVICING, Plaintiff, and ROSA PANTIGOSO; RICARDO QUANT ALVARADO; CY-PRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERI-CA; 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 PUB-LIC RECORDS OF HILLSBOR-OUGH 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 indi-vidual 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

## 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,

LOT 110, BLOCK 1, CARROLL-WOOD MEADOWS, UNIT VII, PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 55, PAGE 44, OF THE PUBLIC RE-CORDS 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 DISABIL-ITY ACT: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS

AN ACCOMMODATION IN ORDER TO ACCESS COURT FACILITIES OR PARTICIPATE IN A COURT PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION 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 ACTIV-ITY 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 QUES-TIONS 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 PAIRED: 1-800-955-8771; VOICE IM-PAIRED: 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.comAttorney for Plaintiff TDP File No. 20-001480-1

25-03137H

October 10, 17, 2025

# 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.

# 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 Troup a/k/a Ruth Oela Keeble, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s);

et al. Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of 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 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  ${\bf Hills borough\ County\ Court house}$ 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

SARASOTA • MANATEE • HILLSBOROUGH • PASCO Business Joserver

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

PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

HILLSBOROUGH COUNTY

#### 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 CO-PYOF 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER

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 bya creditor as specified under s. 732.2211, 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

## 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 speci-

fied under s. 732.2211, Florida Statutes. 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.

# 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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. 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

## 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-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 10, 2025.

#### Robert D. Hines Curator

25-03087H

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

## 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. 732.2211, 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 WITH-IN 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 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.

#### **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

## 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 AF-TER 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 WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

25-03078H

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 800 E. Twiggs ampa, 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 WITH-IN 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

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@attornevwalton.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. 732.2211, 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 WITH-IN 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

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

SECOND INSERTION

25-03088H

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 Twiggs Stree Tampa, Fl The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth

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 REFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

#### Personal Representative: HEIDI ELLINGSWORTH

203 94th Avenue NE St. Petersburg, FL 33702 Attorney for Personal Representative: RANDALL D. BASKIN, ESQUIRE FBN 118082

Attorneys at Law 14020 Roosevelt Boulevard, Suite 808 Clearwater, FL 33762 Telephone: 727-572-4545 Facsimile: 727-572-4646 Primary Email: rbaskin@baskineisel.com

BASKIN EISEL RIGHTMYER,

Secondary Email: brittany@baskineisel.com Secondary Email: eservice@baskineisel.com October 10, 17, 2025 25-03132H



# **Email your Legal Notice**

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE • HILLSBOROUGH • PASCO PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

Business Jbserver